



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

March 12, 2007

Honorable Board of Supervisors  
County of Los Angeles  
Kenneth Hahn Hall of Administration, Room 383  
500 West Temple Street  
Los Angeles, CA 90012

**CONDITIONAL USE PERMIT CASE NO. 200600097-(2)**

**ADMINISTRATIVE HOUSING PERMIT 200700001-(2)**

**ZONE CHANGE CASE NO. 200600005-(2)**

**PETITIONER: LOS ANGELES COMMUNITY DESIGN CENTER**

**701 E. THIRD STREET, SUITE 400**

**LOS ANGELES, CA 90013**

**EAST COMPTON ZONED DISTRICT**

**SECOND SUPERVISORIAL DISTRICT (3-VOTE)**

Dear Supervisors:

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:**

1. Adopt the attached ordinance, approved as to form by County Counsel, to change zones within the East Compton Zoned District as recommended by the Regional Planning Commission (Zone Change No. 200600005).
2. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 200600097 and Administrative Housing Permit 200700001.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the Countywide General Plan.
- The proposed project would help meet the growing demand for affordable housing, child care and health services in Los Angeles County.

**ENVIRONMENTAL DOCUMENTATION**

An Initial Study was prepared for the Proposed Residential Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation for this project under the California Environment Quality Act (CEQA) reporting requirements. The Initial Study identified traffic and geotechnical as potential impacts that will be less than significant with project mitigations.

**IMPACT ON CURRENT SERVICES**

Action on the proposed zone change, conditional use permit and housing permit is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING  
Bruce W. McClendon FAICP, Director of Planning



Frank Meneses, Administrator  
Current Planning Division

Attachments: Commission Resolution, Commission Findings and Conditions,  
Commission Staff report and Attachments, Factual

C: Chief Administrative Officer  
County Counsel  
Assessor  
Director, Department of Public Works

FM:MBM





Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

March 1, 2007

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

John Tandy  
Moss & Associates  
613 Wilshire Boulevard, Suite 105  
Santa Monica, CA 90401

**SUBJECT: PROJECT R2006-02219-(2) CASA DOMINGUEZ, EAST COMPTON ZONED DISTRICT  
ZONE CHANGE 200600005, CONDITIONAL USE PERMIT 200600097,  
ADMINISTRATIVE HOUSING PERMIT 200700001**

Dear Applicant:

PLEASE NOTE: This document contains the Regional Planning Commission's findings and conditions relating to **APPROVAL** of the above referenced Conditional Use Permit and Housing Permit as well as their recommendation for **APPROVAL** to the Board of Supervisors of the related zone change.

Your attention is called to condition number 24 of the Conditional Use Permit which states that this grant shall not become effective until the Board of Supervisors has adopted the zone change submitted concurrently with this application.

Pursuant to Section 22.60.230, subsection B.2, when the Regional Planning Commission makes a recommendation on a legislative action concurrently with approval of a nonlegislative land use application, the Board of Supervisors shall call the nonlegislative application up for concurrent review. Please be advised that this may result in modification of the findings and/or conditions attached hereto.

Payment of fees required by the conditions of approval will not be accepted until the Board of Supervisors has approved the zone change.

If you have any questions regarding this matter, please contact the Maria Masis at (213) 974-6425.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
Bruce W. McClendon, FAICP, Director of Planning

Mark Child, AICP  
Supervising Regional Planner  
Zoning Permits I Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion).

c: Owner, Board of Supervisors; Department of Public Works (Building and Safety); Department of Public

PROJECT R2006-02219-(2)  
ZONE CHANGE 200600005-(2)  
CONDITIONAL USE PERMIT 200600097-(2)  
ADMINISTRATIVE HOUSING PERMIT 200700001-(2)

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATE: February 21, 2007**

**SYNOPSIS**

The applicant is proposing the construction, operation and maintenance of 70 affordable, very-low income multi-family residential units in a two and three-story structure. A total of nine one-bedroom units, 31 two-bedroom units, 23 three-bedroom units and seven four-bedroom units are proposed. The facility would also consist of a two-story structure housing approximately 11,000 square feet of community services, including a childcare facility serving up to 66 children, ranging from infants to 13 year olds, and a 3,170 square foot health clinic. The childcare facility and health clinic would serve on-site residents as well as the surrounding neighborhood. The childcare facility would operate from 7:15 a.m. to 6:00 p.m., Monday through Friday, with a parent resource center being available until 8 p.m. on weeknights and until 4 p.m. on Saturdays. The health clinic would operate from 8:30 to 5 p.m. Monday through Thursday, and 8 a.m. to 2 p.m. on Saturdays.

The project includes a zone change from M-1(Light Manufacturing) and a small portion of R-1 (Single-Family Residence) to C-3-DP (Unlimited Commercial- Development Program) on 3.10-acres, which would allow both the commercial and residential components of the project, subject to Conditional Use Permit ("CUP") approval.

As the project is 100 percent affordable the applicant qualifies for a reduction in the required number of parking spaces by means of the Administrative Housing Permit ("AHP") incentives. The applicant is requesting a parking reduction from the 184 required spaces to 120. The AHP incentive authorizes all parking spaces to be uncovered and/or tandem spaces; a total of 29 tandem spaces are proposed and all parking will be uncovered. The project site also includes 0.48-acres of land within the City of Compton (in addition to the 3.10 gross acres in the unincorporated County area). Fifty of the proposed parking spaces, as well as the vehicular exit driveway to Washington Avenue, will be located within the City.

The subject property is located at 15711 Atlantic Avenue in the East Compton Zoned District.



## PROCEEDINGS BEFORE THE COMMISSION

### February 21, 2007

A duly noticed public hearing was held before the Regional Planning Commission on February 21, 2007. Commissioner Rew was absent. The applicant's representative presented testimony and answered questions posed by the Commission. The Regional Planning Commission thereafter closed the public hearing and voted (4-0) to adopt the mitigated negative declaration and approve the conditional use permit, zone change and administrative housing permit, subject to the findings and conditions.

### Findings

1. The applicant is requesting authorization to develop and maintain 70 affordable, very-low income multi-family residential units in a two and three-story structure. The facility would also consist of a two-story structure housing approximately 11,000 square feet of community services, including a childcare facility serving up to 66 children, ranging from infants to 13 year olds, and a 3,170 square foot health clinic.
2. The subject property is located at 15711 Atlantic Avenue, within the East Compton Zoned District.
3. The subject property consists of level topography and is currently vacant.
4. The subject property is zoned M-1 with a small portion along Washington Avenue zoned R-1. The proposed zone change changes the zone for the 3.10-acre property to C-3-DP. The subject property is located within the East Rancho Dominguez (formerly known as East Compton) Redevelopment Plan and the East Compton Community Standards District.
5. Surrounding zoning consists of:  
North: M-1  
South: C-L (City of Compton: Limited Commercial)  
East: M-1  
West: R-3 (Limited Multiple Residences)
6. Surrounding land uses consist of:  
North: Vacant land and single-family residential;  
South: Auto repair and a commercial center;  
East: Service commercial and trucking operations  
West: Single-family residential
7. The Los Angeles County General Plan land use designation for the subject property and surrounding area is "Major Commercial".

8. The "Major Commercial" category accommodates a variety of commercial uses. Typical use patterns include central business districts, regional office complexes, major shopping malls and centers, major commercial recreation facilities and a range of mixed commercial retail and service activities.
9. General Plan Policy strongly supports the provision of critically needed low and moderate income housing. In support of this policy emphasis, the Plan proposes programs designed to stimulate production of such housing. The General Plan further recognizes, however, that the precise design and location of future low and moderate income housing cannot adequately be reflected by mapped land use policy. Thus, adopted programs for the development of low and moderate income housing units may modify the urban use type and intensity standards established by generalized local land use plans.
10. The proposed low income housing apartments to be built in conjunction with a childcare facility and a health clinic are consistent with the General Plan. The proposed zone change (to C-3-DP) is also consistent with the Major Commercial Land Use designation for the subject property. Surrounding land uses consist of both residential and commercial uses and the proposed use will be compatible with the established community. The apartments would be kept as affordable for a minimum of 30 years, pursuant to the conditions of this grant. The subject property is located in a fully urbanized area with all public services and facilities readily available.
11. The County of Los Angeles General Plan Housing Element (adopted October 2001) examines specific housing needs for the County's population through extensive review of socio-economic data and assessment of existing housing stock and vacant land inventory. Currently a housing shortfall exists within the County, even after considering the available supply as estimated by the Housing Inventory.

Goal 1 of the Housing Element states the following housing need:

*A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and households with special needs, including but not limited to lower-income households, senior citizens, and the homeless.*

12. The proposed 70-unit affordable apartment complex will support the goal of the Housing Element to provide additional housing for low-income households.
13. The subject property is located within the East Compton Community Standards District ("CSD"). The CSD was established to provide means of assisting in the implementation of the Redevelopment Plan for the East Rancho Dominguez Project Area, formerly referred to as the East Compton Community Redevelopment Project, which was adopted by the Los Angeles County Board of Supervisors on June 26, 1984. The Redevelopment project area is located on a 58-acre portion of the East Compton unincorporated area of Los Angeles County, of which 35 acres are net



land and the remaining 23 are public rights of way. The Redevelopment Project Area runs generally along Atlantic Avenue from Alondra Boulevard to the Compton City limit and along Compton Boulevard from Harris Avenue to Williams Avenue. The Redevelopment Plan has a 40-year duration and principally contains commercial and light manufacturing/industrial uses. The requirements of the East Compton CSD are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood.

14. The site plan depicts two 2-story and one 3-story structure, which includes multi-family residential units, a childcare facility and a health clinic. One contiguous parking area with a total of 120 parking spaces is shown. Access to the site is shown from Atlantic Avenue with vehicular egress from Washington Boulevard.
15. Parking standards for residential uses are specified in Section 22.52.1180 of the County Code; for medical offices in Section 22.52.1100 and for childcare facilities in Section 22.52.1105 of the County Code.
16. For residential uses one and one half covered parking spaces (1.5) are required for each one-bedroom dwelling unit; for units with two or more bedrooms, one and one half (1.5) covered and one-half (0.5) space uncovered is required per dwelling unit. In addition guest parking is required for all apartment houses containing 10 or more units at a ratio of one space for every four dwelling units. Medical offices shall provide one parking space for each 250 square feet of floor area used. Childcare facility parking requirements are based on the maximum number of staff members and children attending the facility. One parking space for each staff member on the largest shift and any vehicle used directly by the facility shall be provided. In addition, one space for every 20 children for whom a State license has been issued. A specific area designated for drop-off and pick-up of children is also required. The project requires a total of 184 parking spaces; 29 for the commercial uses and 155 for the residential part. A total of 120 parking spaces are provided.
17. The project has a shortage of 64 parking spaces. Pursuant to County Code Section 22.52.1840 (Incentives), a qualified project that provides an affordable housing set-aside may request incentives. The applicant has requested an "off-menu" parking reduction for the affordable housing portion of the project. A total parking reduction of 64 spaces, or 41 percent is requested. Parking under the Housing Permit incentive may also be tandem and uncovered. It should be noted that 50 of the required parking spaces will be located within the City of Compton.
18. As the proposed multi-family residence is only offered to very low-income tenants the proposed parking will be sufficient to accommodate the residents' owning automobiles as well as guests.



19. Pursuant to County Code Section 22.44.112 C (4) (a), structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of properties planned for residential uses.
20. The applicant has submitted elevations of the proposed design of the project structures and describes the style as "California Mediterranean" with emphasis on colored stucco, divided light windows (mullion pattern), and tiled roofs. Nearby properties are not uniform in appearance or architectural style.
21. The height restriction for the subject property is thirteen times the buildable area of the site. The proposed two and three-story structures do not exceed this height restriction. The maximum proposed height is 38 feet.
22. The applicant is proposing a 6-foot high wrought iron fence along the north, east and west perimeters of the property. Automatic gates will be installed for the driveways and entry to the buildings would be via intercom for guests and pass code for residents. A security guard would control security in the clinic lobby. No exterior security grilles over the windows are proposed at this time; a few decorative iron work bars are proposed on some of the smaller windows and are acceptable as they contribute to the general architectural style of the buildings.
23. Pursuant to County Code Section 22.52.1060, where more than 20 automobile parking spaces exist on a lot or parcel of land, areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, should be used for landscaping. At least two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses. , pursuant to the East Compton CSD (Code Section 22.44.112) the required yards along Washington Avenue (10-foot minimum) shall be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Community Development Commission and the Department of Regional Planning for review and approval.
24. The applicant has submitted a landscape plan. The plan depicts approximately 2.39 percent (3,225 square feet) of landscaping on the County portion of the parking lot; the City side has approximately 6.9 percent landscaping (1,475 square feet) of landscaping. The site plan complies with both the County stated landscaping requirements of two percent and the City minimum requirement of five percent.
25. Pursuant to the East Compton CSD, Code Section 22.44.112 E (1) (b) vehicular and pedestrian access is not allowed from Washington Avenue.
26. No pedestrian or vehicular access is proposed from Washington Avenue. The vehicular driveway exit is via Washington Avenue, but is located within the jurisdiction of the City of Compton.



27. The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation for this project under the California Environment Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the County of Los Angeles. The initial study showed traffic and geotechnical as potential impacts that will be less than significant with project mitigations.
28. On January 11, 2007, 122 hearing notices were sent to property owners within a 500-foot radius of the subject property. Legal advertisements were published in the Los Angeles Sentinel and in *La Opinion* newspapers on January 18, 2007. Case related materials (factual, hearing notice, environmental documentation and burden of proof statements) were sent to the Compton library on January 11, 2007 and also posted on the Department of Regional Planning's web site (<http://planning.lacounty.gov>).
29. No public comments were received regarding this request prior to the public hearing.
30. The applicant conducted several community meetings regarding the proposed project prior to the public hearing.
31. The proposed project will assist in meeting the shortfall of much needed affordable housing as well as needed childcare and health care in Los Angeles County.
32. The Commission finds that the applicant meets the burdens of proof for the Zone Change and Conditional Use Permits.
33. The proposed project is consistent with the East Compton Community Standards District, Redevelopment Plan and Countywide General Plan.
34. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13<sup>th</sup> floor, Hall of Records, 320 W. Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES REGARDING THE CONDITIONAL USE PERMIT:**

- A. That the proposed use will be consistent with the adopted general plan for the area ;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of

other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;

- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

#### REGARDING THE ZONE CHANGE:

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;
- B. A need for the proposed zone classification exists within such area or district;
- C. The particular property under consideration is a proper location for said zone classification within such area or district; and
- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a zone change and conditional use permit as set forth in Sections 22.16.110, 22.56.090 and 22.56.195 of the Los Angeles County Code (Zoning Ordinance).

#### REGIONAL PLANNING COMMISSION ACTION:

1. After consideration of the Mitigated Negative Declaration together with all comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 200600097 is **APPROVED**, subject to the attached conditions.



PROJECT R2006-02219-(2)

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ZC 200600005-(2) – CUP 200600097-(2) AHP 200700001-(2)

**VOTE:** 4-0

**Concurring:** Valadez, Bellamy, Helsley, Modugno

**Dissenting:** none

**Abstaining:** none

**Absent:** Rew

**Action Date:** February 21, 2007

MC:MBM  
2/28/2007

1. This grant authorizes the construction, maintenance and operation of a 70 unit affordable apartment complex, a childcare facility providing care for a maximum of 66 children and a health clinic, as shown on the approved Exhibit "A", subject to the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required inspection and processing fees have been paid pursuant to Condition No. 10.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with the Los Angeles County Code Section 2.170.010
6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing with payment of the applicable fee, at least six months before the expiration date.



7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

This grant shall terminate on **February 21, 2037**. Upon written application by the permittee made no less than six (6) months prior to February 21, 2037, the term of this grant shall be extended by the Director of Planning for a period not to exceed twenty-five (25) years, as provided herein below. The Director shall grant such extension unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with all applicable laws and regulations. If either of the foregoing findings is made by the Director, the extension may be denied. Subsequent extensions may be granted by the Commission upon written application made no less than six (6) months prior to the expiration of the previous extension.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$2,250.00** within the 90 days of the date of approval. These monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for biennial (every other year) inspections for the term of the grant, for a total of fifteen (15) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater. If the term of the grant is extended, additional monies sufficient to provide for additional biennial inspections shall be deposited with the County for the life of the grant. The amount due for such inspections shall be the amount equal to the recovery cost at the time of payment.



10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant in accordance with Section 22.60.174 of the County Code, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. The permittee shall pay or reimburse the County of all necessary fees associated with such hearing.
11. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
12. For the life of this grant, the permittee shall maintain all landscaping in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
13. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director of Planning for approval three copies of sign elevations depicting any proposed signs on the subject property. Signs shall be in conformance with Part 10 of Chapter 22.52, except as modified by the East Compton CSD standards in Section 22.44.112 of County Code.
14. Within fifteen (15) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimis* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,825.00.
15. The permittee shall comply with the attached "Project Changes/Conditions Due to Environmental Evaluation" and the corresponding Mitigation Monitoring Program. The applicant shall deposit the sum of \$3,000 with the Department of Regional Planning to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports. This deposit is due and payable within 30 days of the approval date of this grant.
16. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.



17. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
18. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works, the Forester and Fire Warden, and the Department of Health Services.
19. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water, sewage, and food storage and handling shall be provided to the satisfaction of said Department.
20. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. Within thirty (30) days of the approval of this grant, any illegal signage shall be removed from the subject property. Any new or additional signage shall be in compliance with Part 10, Title 22 of Los Angeles County Code.

In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

19. A covenant and agreement, or other similar mechanism, acceptable to the Community Development Commission, shall be recorded with the county recorder to ensure the continuing availability of housing set-aside units. The agreement shall contain remedies for violations of the covenant, including but not limited to, monetary penalties. The covenant and agreement shall be recorded with the county recorder prior to the issuance of a certificate of occupancy by the Department of Public Works. The covenant and agreement shall include:
  - a. a description of the total number of units, including the set asides;
  - b. a description of the household income groups to be accommodated by the qualified project;
  - c. the location, sizes (sq. ft.) and number of bedrooms of the housing set aside units;
  - d. a description of remedies, including monetary penalties, for breach of the agreement;
  - e. the rules and procedures for qualifying tenants, filling vacancies, and maintaining housing set-asides, and establishing affordable rents; and

- f. provisions requiring owners to comply with monitoring procedures, as described in County Code Section 22.56.2640.
- 20. During construction, the permittee and its contractor shall comply with section 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise.
- 21. The permittee shall comply with the conditions of the County of Los Angeles Department of Public Works conditions as outlined in their memorandum dated November 6, 2006, or as otherwise modified by said Department.
- 21. The applicant shall comply with the conditions of the Los Angeles County Fire Department per their letter dated November 7, 2006, or as otherwise modified by said Department.
- 22. Prior to issuance of building permits the applicant shall pay all required library and school mitigation fees.
- 23. This grant allows for the operation and maintenance of a state licensed childcare facility subject to the following conditions:
  - a. The facility is permitted to have a maximum of 66 children enrolled for childcare at any given time;
  - b. A designated drop off and pick up area shall be provided for the childcare facility;
  - c. The hours of operation shall be from 7:15 a.m. to 6:00 p.m., Monday through Friday. A parent resource room within the facility may operate until 8 p.m., Monday through Friday and 8 a.m. to 4 p.m. on Saturdays ; and
  - d. The permittee shall comply with all staffing, rules, regulations and facility requirements established and regulated by the State of California.
- 24. This grant shall not be used for any purpose until the Board of Supervisors has adopted a Zone Change to authorize a change in the zoning of the property from M-1 (Light Manufacturing ) and R-1 (Single Family Residence) to C-3-DP (Unlimited Commercial, Development Program).



**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ZONE CHANGE CASE NO. 200600005-(2)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted public hearings in the matter of Zone Change Case No. 200600005-(2) on February 21, 2007; and,

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from M-1 (Light Manufacturing) and R-1 (Single-Family Residential) to C-3-DP (Unlimited Commercial – Development Program) on 3.10 gross acres.
2. The subject property consists of approximately 3.10 gross acres, located at 15711 South Atlantic Avenue in the East Compton Zoned District. An additional 0.48-acre of the subject property is located within the City of Compton.
3. The Zone Change request was heard concurrently with Conditional Use Permit 200600097 and Administrative Housing Permit 200700001 at the February 21, 2007 public hearing.
4. Conditional Use Permit Case No. 200600097-(2) is a related request to authorize the construction, operation and maintenance of 70 affordable (100 percent very-low income) multi-family residential units in a two- and three-story structure with 11,210 square feet of community services, including a childcare facility serving a total of 66 children, ranging from infants to 13-year olds, and a health clinic of 3,730 square feet, with a 12-member staff.
5. Administrative Housing Permit Case No. 200700001 is a related request to authorize a reduction in the required number of parking spaces from 184 to 120. The Administrative Housing Permit also authorizes all 120 parking spaces to be uncovered and/or tandem spaces; a total of 29 tandem spaces are proposed. Of the total parking proposed, 50 parking spaces will be located within the City of Compton.
6. The 200600097-(2) conditional use permit site plan, labeled Exhibit "A", depicts two 2-story and one 3-story structure, which includes multi-family residential units, a childcare facility and a health clinic. One contiguous parking area with a total of 120 parking spaces is shown. Access to the site is shown from Atlantic Avenue with vehicular egress from Washington Boulevard.

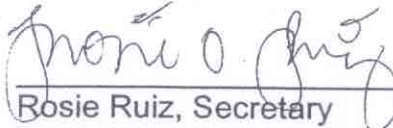
7. The subject property is currently zoned M-1 and R-1, and the City of Compton portion is zoned C-L (Limited Commercial). The subject property is currently vacant.
8. Modified conditions warrant a revision in the zoning of the subject property to foster implementation of planning goals listed in the Countywide General Plan. The need for housing in the area and within the region has increased. The recent revision to the Housing Element of the General Plan notes that population growth has outpaced housing production in the past decade, resulting in a shortage of housing. A high density residential development would be consistent with the character of the adjacent uses and would provide much-needed housing.
9. A need exists for the proposed Zone Change from M-1 and R-1 to C-3-DP to accommodate the increase demand for housing. The zone change is compatible with the goals and policies of the Countywide General Plan. The proposed residential project will increase the supply of housing and promote the efficient use of land through a more concentrated pattern of urban development.
10. The subject property is a proper location for the proposed C-3-DP zoning classification and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice in that the proposed development provides an improved jobs-housing balance and concentrates well-designed high-density housing in and adjacent to job centers and local transit service.
11. The proposed Zone Change from M-1 and R-1 to C-3-DP is consistent with the goals and objectives of the Countywide General Plan.
12. An Initial Study was prepared for the Proposed Residential Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study determined that a Mitigated Negative Declaration (MND) would be required. The initial study showed traffic and geotechnical as potential impacts that will be less than significant with project mitigations.
13. The Commission approves the MND prepared for the Project and presented to the Commission; certifies that it has reviewed and considered the environmental information contained in the document; certifies that the MND has been completed in compliance with CEQA, the CEQA Guidelines, and County CEQA Guidelines and reflects the independent judgment of the Commission.



THEREFORE, BE IT RESOLVED, THAT the Regional Planning Commission recommend to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from M-1 and R-1 to C-3-DP with development restrictions as provided by the related Conditional Use Permit Case No. 20060097-(2) and Administrative Housing Permit Case No. 200700001-(2); and
2. That the Board of Supervisors certify completion of and approve the attached Mitigated Negative Declaration; and
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan;
4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and
5. That the Board of Supervisors adopt the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on February 21, 2007.

  
\_\_\_\_\_  
Rosie Ruiz, Secretary  
Regional Planning Commission  
County of Los Angeles

**ZONING CASE NO. 200600005-(2)**

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the General Plan, relating to the East Compton Zoned District No. 36.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.16.230 of the County Code is amended by amending the map of the East Compton Zoned District No. 36 as shown on the map attached hereto.

**SECTION 2.** The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.



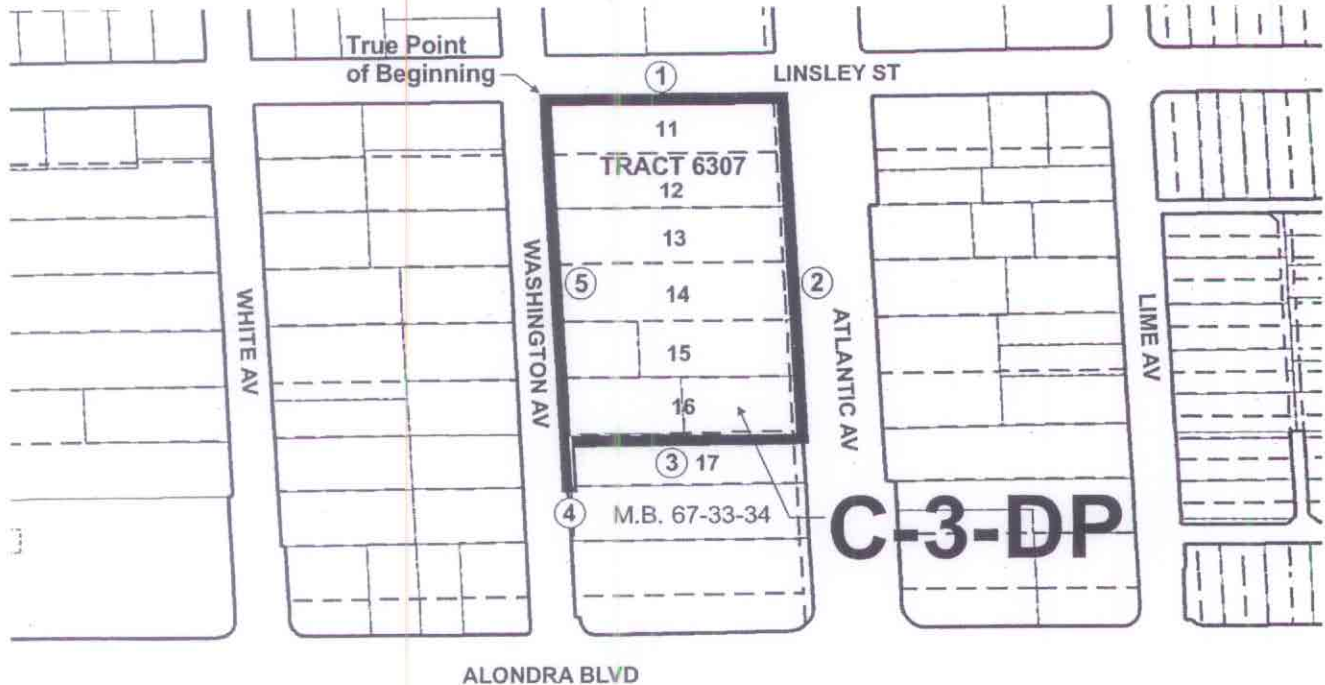
CHANGE OF PRECISE PLAN  
EAST COMPTON ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **ZC 2006-00005**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



**LEGAL DESCRIPTION:**

THAT POR. OF LOTS 11 TO 17 OF TR. 6307, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 67 PAGES 33 AND 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

- ① — BEGINNING AT THE NW. COR. OF LOT 11 OF SAID TRACT, SAID COR. BEING ON THE CENTER LINE OF WASHINGTON AV, AS SHOWN IN SAID MAP BOOK PAGES; THENCE E'LY 25' ALONG THE N. LINE OF LOT 11 TO THE TRUE POINT OF BEGINNING; THENCE E'LY 280' ALONG THE N. LINE OF LOT 11 AND CONTINUELY E'LY 8.84' TO THE W. LINE OF ATLANTIC AV, AS SHOWN IN SAID MAP BOOK PAGES;
- ② THENCE SE'LY ALONG THE W. LINE OF ATLANTIC AV TO THE BOUNDARY OF CITY OF COMPTON, AS EXISTED ON MARCH 6, 2007;
- ③ — THENCE W'LY AND S'LY ALONG THE VARIOUS COURSES ON SAID BOUNDARY TO THE S. LINE OF LOT 17 OF SAID TRACT;
- ④ THENCE W'LY ALONG THE S. LINE OF LOT 17 TO THE E. LINE OF WASHINGTON AV;
- ⑤ — THENCE NW'LY ALONG THE E. LINE OF WASHINGTON AV TO THE TRUE POINT OF BEGINNING

**DIGITAL DESCRIPTION:** \ZCO\ZD\_EAST\_COMPTON\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ESTHER L. VALADEZ, CHAIR  
BRUCE W. McCLENDON, PLANNING DIRECTOR

**LEGEND:**

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



0 100 200

FEET

COUNTY ZONING MAP  
072H229

RPC MEETING DATE  
February 21, 2007

AGENDA ITEM NO.

9

## REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: R2006-02219-(2)

CASE NO. Conditional Use Permit 200600097  
Zone Change 200600005  
Administrative Housing Permit 200700001

CONTACT PERSON Maria Masis

- ☒ STAFF REPORT
- ☒ DRAFT CONDITIONS (If Recommended For Approval)
- ☐ DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- ☒ BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ☒ ENVIRONMENTAL DOCUMENTATION
- ☒ THOMAS BROTHERS MAP (Identifying Subject Property)
- ☒ LAND USE RADIUS MAP
- ☒ SITE PLAN (or Tentative Map)
- ☒ PHOTOGRAPHS
- ☒ CORRESPONDENCE
- ☒ FINDINGS FOR APPROVAL
- ☒ ZONE CHANGE RESOLUTION ZC 200600005
- ☒ ZONE CHANGE RADIUS MAP

Reviewed By: 





Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

**PROJECT No. R2006-02219(2)**  
**CONDITIONAL USE PERMIT, ZONE**  
**CHANGE, ADMINISTRATIVE**  
**HOUSING PERMIT REVISED**

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM <b>9</b>	
PUBLIC HEARING DATE February 21, 2007	

<b>APPLICANT</b> Los Angeles Community Design Center		<b>OWNERS</b> Los Angeles Community Design Center		<b>REPRESENTATIVE</b> Moss & Associates	
<b>REQUEST</b> <b>Conditional Use Permit:</b> To authorize the construction, operation and maintenance of 70 affordable (100 percent very-low income) multi-family residential units in a two- and three-story structure with 11,210 square feet of community services, including a childcare facility serving a total of 66 children, ranging from infants to 13-year olds, and a health clinic of 3,730 square feet, with a 12-member staff. <b>Zone Change:</b> To authorize the change of zone from M-1 (Light Manufacturing) and R-1 (Single-Family Residential) to C-3-DP (Unlimited Commercial – Development Program) on 3.10 gross-acres. <b>Administrative Housing Permit:</b> To authorize a reduction in the required number of parking spaces from 184 to 120. The Housing Permit also authorizes all 120 parking spaces to be uncovered and/or tandem spaces; a total of 29 tandem spaces are proposed. Of the total parking proposed, 50 parking spaces will be located within the City of Compton.					
<b>LOCATION/ADDRESS</b> 15711 South Atlantic Avenue; a portion of the parking spaces for this project will extend into the City of Compton.			<b>ZONED DISTRICT</b> East Compton		
<b>ACCESS</b> From Washington Avenue and from Atlantic Avenue.			<b>COMMUNITY</b> East Compton; City of Compton		
<b>SIZE</b> 3.58 gross-acres [3.10 gross-acres (uninc.); 0.48 gross-acres (City of Compton)]			<b>EXISTING ZONING</b> M-1 (Light Manufacturing Zone) and R-1 (Single-Family Residence Zone). City of Compton portion: C-L (Limited Commercial)		
<b>EXISTING LAND USE</b> Vacant		<b>SHAPE</b> Rectangular		<b>TOPOGRAPHY</b> Flat	
<b>SURROUNDING LAND USES &amp; ZONING</b>					
<b>North:</b> Vacant land and single-family residential/M-1			<b>East:</b> Service commercial and trucking operations/M-1		
<b>South:</b> Auto repair and commercial center/C-L (City of Compton)			<b>West:</b> Existing single family residential/R-3		
<b>GENERAL PLAN</b>	<b>DESIGNATION</b>	<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>		
Countywide	C	--	See Staff Analysis		
<b>ENVIRONMENTAL STATUS</b> Mitigated Negative Declaration					
<b>DESCRIPTION OF SITE PLAN</b> The site plan depicts a gated two- and three- story structure, which includes multifamily residential units, a childcare facility and a health clinic. One contiguous parking area with a total of 119 parking spaces is shown. Access to the site is shown from Washington Avenue and from Atlantic Avenue.					
<b>KEY ISSUES</b> <ul style="list-style-type: none"><li>Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements.</li><li>Satisfaction of Section 22.16.110 of the Los Angeles County Code Title 22, Zone Change Burden of Proof requirements.</li><li>Satisfaction of Section 22.56.2730 (A) of the Los Angeles County Code Title 22, Housing Permit requirements for incentives.</li></ul>					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON







## STAFF ANALYSIS

### PROJECT NO.

R2006-02219-(2)

### CASE NOS.

Conditional Use Permit 200600097

Zone Change 200600005

Administrative Housing Permit 200700001

### PROJECT DESCRIPTION

The applicant is proposing the construction, operation and maintenance of 70 affordable, very-low income multi-family residential units in a two and three-story structure. A total of nine one-bedroom units, 31 two-bedroom units, 23 three-bedroom units and seven four-bedroom units are proposed. The facility would also consist of a two-story structure housing approximately 11,000 square feet of community services, including a childcare facility serving up to 66 children, ranging from infants to 13 year olds, and a 3,170 square foot health clinic. The childcare facility and health clinic would serve on-site residents as well as the surrounding neighborhood. The childcare facility would operate from 7:30 a.m. to 5:30 p.m., Monday through Friday. The health clinic would operate from 8:30 to 5 p.m. Monday through Thursday, and 8 a.m. to 2 p.m. on Saturdays. Drop off and pick up of children for the childcare facility is currently shown off-site along the west side of Atlantic Avenue; the applicant is pursuing four dedicated parking spaces for this use from the Department of Public Works, though this has not been cleared at the time of this report.

The project includes a zone change from M-1(Light Manufacturing) and a small portion of R-1 (Single-Family Residence) to C-3-DP (Unlimited Commercial- Development Program) on 3.10-acres, which would allow both the commercial and residential components of the project, subject to Conditional Use Permit ("CUP") approval.

As the project is 100 percent affordable the applicant qualifies for a reduction in the required number of parking spaces by means of the Administrative Housing Permit ("AHP") incentives. (Pursuant to County Code Section 22.56.2700 the Commission may consider and approve an application for an AHP when heard concurrently with a discretionary permit.) The applicant is requesting a parking reduction from the 184 required spaces to 120. The AHP incentive authorizes all parking spaces to be uncovered and/or tandem spaces; a total of 29 tandem spaces are proposed and all parking will be uncovered. The project site also includes 0.48-acres of land within the City of Compton (in addition to the 3.10 gross acres in the unincorporated County area). Fifty of the proposed parking spaces, as well as the vehicular exit driveway to Washington Avenue, will be located within the City. The City does not object to this arrangement and a letter, dated October 30, 2006, from the Compton Planning Director, Mr. Lim, is included as an attachment to this report.

### DESCRIPTION OF SUBJECT PROPERTY

The subject property is located at 15711 South Atlantic Avenue in the East Compton Zoned District. A portion of the property extends into the City of Compton. The site has level topography and is currently vacant.

### ENTITLEMENTS REQUESTED

1. A Conditional Use Permit (CUP) to authorize the construction, operation and maintenance of 70 affordable, very-low income multi-family residential units and approximately 11,000 square feet of community service space, including a childcare facility serving up to 66 children and a health clinic in the proposed C-3-DP zone.

Pursuant to County Code Sections 22.28.180 and 22.28.210 apartment houses, childcare centers and medical clinics are permissible uses in zone C-3-DP provided a CUP has first been obtained as provided in Part 1 of Chapter 22.56 of the County Code.

2. A zone change from M-1(Light Manufacturing) and a small portion of R-1 (Single-Family Residences) to C-3-DP (Unlimited Commercial- Development Program) on 3.10-acres to authorize the proposed development; and
3. An Administrative Housing Permit to authorize a reduction in the required number of parking spaces from 184 to 120. The AHP "off menu" incentive also authorizes all 120 parking spaces to be uncovered and/or tandem spaces; a total of 29 tandem spaces are proposed. Fifty (50) of the proposed parking spaces, as well as access to the parking area, will be located within the City of Compton.

Pursuant to County Code Section 22.52.1840 a qualified project that provides an affordable housing set-aside may request incentives not listed on the menu of incentives, which shall be deemed "off menu" incentives.

### EXISTING ZONING

#### Subject Property:

The subject property is currently zoned M-1 with a small portion along Washington Avenue zoned R-1. A proposed zone change would change the zone for the 3.10-acre property to C-3-DP. The subject property is located within the East Rancho Dominguez (formerly known as East Compton) Redevelopment Plan and the East Compton Community Standards District.

The portion of the project which extends in to the City of Compton (0.48-acre) is zoned C-L (Limited Commercial).

#### Surrounding Properties:

Surrounding zoning consists of:

North: M-1

South: C-L (City of Compton: Limited Commercial)

East: M-1

West: R-3 (Limited Multiple Residences)



## **EXISTING LAND USES**

### **Subject Property:**

The subject property is currently vacant.

### **Surrounding Properties:**

Surrounding land uses consist of:

North: Vacant land and single-family residential;

South: Auto repair and a commercial center;

East: Service commercial and trucking operations

West: Single-family residential

## **PREVIOUS CASES/ZONING HISTORY**

### **Prior Cases**

Conditional Use Permit 90-183 (approved 6/1991) approved the construction of an office building on 2.6 acres in zone M-1. This permit was never used.

Community wide zone changes were adopted with Zone Change 84-056 (adopted 8/1987), which changed the zoning from R-1, R-3, CPD, and C-3 to M-1, and also created the Community Standards District (CSD). The scope of this covered 58 acres, including the subject property.

## **GENERAL PLAN**

### **Land Use Policy Map**

The Los Angeles County General Plan land use designation for the subject property and surrounding area is "Major Commercial".

### **Consistency Analysis**

The "Major Commercial" category accommodates a variety of commercial uses. Typical use patterns include central business districts, regional office complexes, major shopping malls and centers, major commercial recreation facilities and a range of mixed commercial retail and service activities.

Further, the General Plan Land Use Element (page LU-A3) states:

"General Plan Policy strongly supports the provision of critically needed low and moderate income housing. In support of this policy emphasis, the Plan proposes...programs designed to stimulate production of such housing... The General Plan further recognizes, however, that the precise design and location of future low and moderate income housing cannot adequately be reflected by mapped land use policy...Thus, adopted programs for the development of low and moderate income housing units may modify the urban use type and intensity standards established by generalized local land use plans..."

Pursuant to the Plan the following considerations shall be taken into consideration when developing low or moderate income housing:

1. The compatibility of the proposed project, in terms of scale and design, with surrounding land uses and established community character;
2. The viability of the proposed project in terms of a long term commitment and ability to meet identified low and moderate income housing needs; and,
3. The location of the proposed project relative to shopping and employment opportunities and accessibility to necessary public services and facilities.

The proposed low income housing apartments to be built in conjunction with a childcare facility and a health clinic can be found consistent with the General Plan. The proposed zone change (to C-3-DP) is also consistent with the Major Commercial Land Use designation for the subject property. Surrounding land uses consist of both residential and commercial uses and the proposed use will be compatible with the established community. The apartments would be kept as affordable for a minimum of 30 years, pursuant to the conditions of this grant. The subject property is located in a fully urbanized area with all public services and facilities readily available.

### **Housing Element**

The County of Los Angeles General Plan Housing Element (adopted October 2001) examines specific housing needs for the County's population through extensive review of socio-economic data and assessment of existing housing stock and vacant land inventory. Currently a housing shortfall exists within the County, even after considering the available supply as estimated by the Housing Inventory.

Goal 1 of the Housing Element states the following housing need:

*A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and households with special needs, including but not limited to lower-income households, senior citizens, and the homeless.*

The proposed 70-unit affordable apartment complex will support the goal of the Housing Element to provide additional housing for low-income households.

### **COMMUNITY STANDARDS DISTRICT**

The subject property is located within the East Compton Community Standards District ("CSD"). The CSD was established to provide means of assisting in the implementation of the Redevelopment Plan for the East Rancho Dominguez Project Area, formerly referred to as the East Compton Community Redevelopment Project, which was adopted by the Los Angeles County Board of Supervisors on June 26, 1984. The Redevelopment project area is located on a 58-acre portion of the East Compton unincorporated area of Los Angeles County, of which 35 acres are net land and the remaining 23 are public rights of way. The Redevelopment Project Area runs generally along Atlantic Avenue from Alondra



Boulevard to the Compton City limit and along Compton Boulevard from Harris Avenue to Williams Avenue. The Redevelopment Plan has a 40-year duration and principally contains commercial and light manufacturing/industrial uses. The requirements of the East Compton CSD are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood.

## DEVELOPMENT STANDARDS

### Parking

Parking standards for residential uses are specified in Section 22.52.1180 of the County Code; for medical offices in Section 22.52.1100 and for childcare facilities in Section 22.52.1105 of the County Code.

For residential uses one and one half covered parking spaces (1.5) are required for each one-bedroom dwelling unit; for units with two or more bedrooms, one and one half (1.5) covered and one-half (0.5) space uncovered is required per dwelling unit. In addition guest parking is required for all apartment houses containing 10 or more units at a ratio of one space for every four dwelling units.

Medical offices shall provide one parking space for each 250 square feet of floor area used.

Childcare facility parking requirements are based on the maximum number off staff members and children attending the facility. One parking space for each staff member on the largest shift and any vehicle used directly by the facility shall be provided. In addition, one space for every 20 children for whom a State license has been issued. A specific area designated for drop-off and pick-up of children is also required.

### Proposed Parking Distribution

Use	Units Proposed	Spaces Required	Spaces Provided
One Bedroom Apt.	9	14	
Two Bedroom Apt.	31	62	
Three Bedroom Apt.	23	46	
Four Bedroom Apt.	7	15	
Guest Parking	70	18	
<b>Subtotal Residential Use</b>		<b>155</b>	<b>91</b>
Medical Clinic	3,415 sq. ft	14	
Childcare Facility	12 staff	12	
Childcare Facility	66 children	3	
<b>Subtotal Commercial Uses</b>		<b>29</b>	<b>29</b>
<b>TOTAL PARKING REQUIRED</b>		<b>184</b>	<b>120</b>

Consistency:

The above table indicates that the project has a shortage of 64 parking spaces. Pursuant to County Code Section 22.52.1840 (Incentives), a qualified project that provides an affordable housing set-aside may request incentives. The applicant has requested an "off-menu" parking reduction for the affordable housing portion of the project. A total parking reduction of 64 spaces, or 41 percent is requested. Pursuant to the applicant's experience in building and operating similar low-income residential projects, the proposed parking would be sufficient. Parking under the Housing Permit incentive may also be tandem and uncovered. It should be noted that 50 of the required parking spaces will be located within the City of Compton.

The Childcare facility and medical clinic meet the parking requirements pursuant to County Code with the exception that no drop-off or pick up area has been designated on-site for the childcare facility. The applicant has indicated that a separate entitlement request has been submitted (to the Department of Public Works) for the dedicated use of four or more curbside parking spaces in the public right-of-way along the west side of Atlantic Avenue during the hours of 7:30 a.m. and 5:30 p.m., Monday through Friday, for pick up and drop off of childcare patrons. At the time of this report no clearance has been obtained for this request. Should this option not be feasible, an on site drop off and pick up area would be required. This requirement has been included in the attached conditions of approval.

Design Standards

Pursuant to County Code Section 22.44.112 C (4) (a), the East Compton CSD, the proposed project is subject to design review by the Community Development Commission and the Department of Regional Planning. Structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of properties planned for residential uses.

Compliance:

The applicant has submitted elevations of the proposed design of the project structures and describes the style as "California Mediterranean" with emphasis on colored stucco, divided light windows (mullion pattern), and tiled roofs. Nearby properties are not uniform in appearance or architectural style.

Signage

Signage shall conform to Part 10 of Chapter 22.52 of County Code, except as modified by the CSD standards set forth in section 22.44.112 C (3) (East Compton CSD).

Compliance

The applicant has not provided a sign plan. This will be required as a condition of approval, if applicable.

Height Limits

The height of buildings, pursuant to the CSD, shall not exceed 13 times the buildable area of the subject parcel. Cellar floor space, parking floor space, or space within a roof structure or penthouse to house building operating equipment or machinery shall not be considered when determining the total floor area of a building.



Compliance:

The proposed two- and three-story structures do not exceed 13 times the buildable area of the site. The maximum proposed height is 38 feet.

**Mechanical Equipment**

A) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design of the storefront.

(B) If air conditioning units must be located in the storefront, attempt to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color should be compatible with the colors of the storefront. If possible, screen or enclose the air conditioning unit by using an awning or landscaping.

(C) Mechanical equipment located on roofs must be screened by parapet walls or other material so that the equipment will not be visible from the street or surrounding property.

Compliance:

The applicant's elevations and site plan do not indicate the location of mechanical equipment. If applicable, revised plans indicating location and screening shall be required for review and approval.

**Security**

(A) Chain-link, barbed and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are recommended as a much more attractive solution.

(B) All security bars or grilles shall be installed on the inside of the building.

(C) Horizontally folding accordion grilles installed in front of storefront are prohibited.

(D) Building security grilles shall be side-storing concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours), or roll-up shutters or grilles which can be concealed in the architectural elements of the building.

Compliance:

The applicant is proposing a 6-foot high wrought iron fence along the north, east and west perimeters of the property. Automatic gates would be installed for the driveways and entry to the buildings would be via intercom for guests and pass code for residents. A security guard would control access at gate and clinic lobby. No exterior security grilles over the windows are proposed at this time, a few decorative iron work bars are proposed on some of the smaller windows (see elevation drawings).

**Landscaping**

Pursuant to County Code Section 22.52.1060, where more than 20 automobile parking spaces exist on a lot or parcel of land, areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, should be used for landscaping. At least two percent of the gross area of the parking lot shall be landscaped. Landscaping

shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses.

Further, pursuant to the East Compton CSD (Code Section 22.44.112) the required yards along Washington Avenue (10-foot minimum) shall be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Community Development Commission and the Department of Regional Planning for review and approval.

#### Compliance

The applicant has submitted a landscape plan. The plan depicts approximately 2.39 percent (3,225 square feet) of landscaping on the County portion of the parking lot; the City side has approximately 6.9 percent landscaping (1,475 square feet) of landscaping. The site plan complies with both the County stated landscaping requirements of two percent and the City minimum requirement of five percent.

The Atlantic Avenue frontage will be landscaped with new street trees and tall deciduous trees. The frontage will consist of a dry arroyo landscape featuring boulders, grasses and native plants. New street trees will also be planted along Linsley Street and Washington Avenue. Additional landscaping, including a more tropical entry court near the central portion of the site, will include palm trees and other evergreen trees.

#### Access

Pursuant to the East Compton CSD, Code Section 22.44.112 E (1) (b) vehicular and pedestrian access is not allowed from Washington Avenue.

#### Compliance

No pedestrian or vehicular access is proposed from Washington Avenue. The vehicular driveway exit is via Washington Avenue, but is located within the jurisdiction of the City of Compton.

### **SITE PLAN DESCRIPTION**

#### **General Description**

The site plan depicts two 2-story and one 3-story structure, which includes multi-family residential units, a childcare facility and a health clinic. One contiguous parking area with a total of 120 parking spaces is shown. Access to the site is shown from Atlantic Avenue with vehicular egress from Washington Boulevard.

### **CONDITIONAL USE PERMIT BURDEN OF PROOF**

Per section 22.56.040 of the zoning code, the applicant shall substantiate to the satisfaction of the Planning Commission, the following facts:

1. That the requested use at the location proposed will not:
  - A. Adversely affect the health, peace, comfort or welfare or persons residing or working in the surrounding area, or
  - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or



C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

2. That the proposed site is adequately served:
  - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - B. By other public or private service facilities as are required.

*The applicant's responses are provided as an attachment to this report.*

### **ZONE CHANGE BURDEN OF PROOF**

Pursuant to Los Angeles County Code Section 22.16.110, the applicant must meet the burden of proof requirements for a zone change.

1. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:
2. A need for the proposed zone classification exists within such area or district because:
3. The particular property under consideration is a proper location for said zone classification within such area of district because:
4. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

*The applicant's responses are provided as an attachment to this report*

### **ENVIRONMENTAL DOCUMENTATION**

The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation for this project under the California Environment Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the County of Los Angeles. The initial study showed traffic and geotechnical as potential impacts that will be less than significant with project mitigations. Required traffic mitigation is outlined in the attached Mitigation Monitoring Program; a geotechnical and liquefaction analysis shall be submitted to the Department of Public Works for review and approval prior to issuance of building permits.

### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

#### Community Development Commission of Los Angeles County

Staff has received an e-mail letter from the Community Development Commission dated February 13, 2007, confirming that the proposed project obtained approval of the Disposition and Development Agreement from its Board of Commissioners on August 15, 2006. The letter has been included as an attachment to this report.

#### The Department of Public Works

The Department of Public Works' recommended conditions, dated November 21, 2006, are included as an attachment to this report. Items 1 and 3 have been cleared. A letter

from the City of Compton defers all entitlements to the County; the issues related to traffic have also been addressed and the current site plan is updated to the satisfaction of the Traffic and Lighting Division. All additional DPW recommendations will become conditions of approval, unless otherwise indicated during the public hearing.

#### Fire Department

The Los Angeles County Fire Department – Fire Prevention Division has reviewed the applicant's site plan. Comments dated November 7, 2006 are included as an attachment to this report. The applicant has submitted a fire flow availability form to the Fire Department. All recommendations will become conditions of approval unless otherwise indicated during the public hearing.

#### **PUBLIC COMMENTS**

Staff has not received any public comments on this request.

#### **LEGAL NOTIFICATION**

On January 11, 2007, 122 hearing notices were sent to property owners within a 500-foot radius of the subject property. Legal advertisements were published in the Los Angeles Sentinel and in *La Opinion* newspapers on January 18, 2007.

Case related materials (factual, hearing notice, environmental documentation and burden of proof statements) were sent to the Compton library on January 11, 2007 and also posted on the Department of Regional Planning's web site (<http://planning.lacounty.gov>).

#### **SITE VISIT**

Staff visited the site on February 14, 2007. The site was fenced and vacant. The required public hearing notices were posted on the fence.

#### **STAFF EVALUATION**

The proposed project will assist in meeting the shortfall of much needed affordable housing as well as needed childcare and health care in Los Angeles County. The residential portion of the property will be operated and managed by the Design Center housing Services, an affiliate of Los Angeles Community Design Center (LACDC). The childcare facilities will be managed by Children's Collective, a private non-profit California company that provides high-quality comprehensive educational and supportive services to children and families in South Los Angeles. The health clinic will be operated and managed by St. John's Well Child, a network of non-profit, federally qualified health centers providing free and low-cost medical, dental and mental health services to uninsured and economically disadvantaged children, adolescents, adults and seniors in Los Angeles County.

Staff finds that the applicant meets the burdens of proof for the Zone Change and Conditional Use Permits.

The proposed project is consistent with the East Compton Community Standards District, Redevelopment Plan and Countywide General Plan. Staff is recommending approval of the project, subject to the attached conditions.



## STAFF RECOMMENDATION

### Approval

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing.

Staff recommends **APPROVAL** of Zone Change 200600005, Conditional Use Permit 200600097, and Administrative Housing Permit 200700001 subject to the attached conditions.

## SUGGESTED MOTIONS

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION ADOPTS THE MITIGATED NEGATIVE DECLARATION"

"I MOVE THAT THE PLANNING COMMISSION APPROVES ZONE CHANGE NO. 200600005 CONDITIONAL USE PERMIT NO. 200600097 AND ADMINISTRATIVE HOUSING PERMIT 200700001 AND THE ASSOCIATED FINDINGS AND CONDITIONS"

## ATTACHMENTS:

Conditions  
Findings for Approval  
Thomas Brothers Map  
Burden of Proof  
Environmental Documentation  
Site Plan  
Land Use Plan  
Photos

MC:MBM

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1. This grant authorizes the construction, maintenance and operation of a 70 unit affordable apartment complex, a childcare facility providing care for a maximum of 66 children and a health clinic, as shown on the approved Exhibit "A", subject to the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required inspection and processing fees have been paid pursuant to Condition No. 10.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with the Los Angeles County Code Section 2.170.010
6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing with payment of the applicable fee, at least six months before the expiration date.



7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. This grant shall terminate on **February 21, 2037**. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue the sale of alcoholic beverages after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the expiration of this permit, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$2,250.00** within the 90 days of the date of approval. These monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for biennial (every other year) inspections for the term of the grant, for a total of fifteen (15) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant in accordance with Section 22.60.174 of the County Code, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a



nuisance. The permittee shall pay or reimburse the County of all necessary fees associated with such hearing.

12. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
13. For the life of this grant, the permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
14. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director of Planning for approval three copies of sign elevations depicting any proposed signs on the subject property. Signs shall be in conformance with Part 10 of Chapter 22.52, except as modified by the East Compton CSD standards in Section 22.44.112 of County Code.
15. Within fifteen (15) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimis* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,825.00.
16. The permittee shall comply with the attached "Project Changes/Conditions Due to Environmental Evaluation" and the corresponding Mitigation Monitoring Program. The applicant shall deposit the sum of \$3,000 with the Department of Regional Planning to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports. This deposit is due and payable within 30 days of the approval date of this grant.
17. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
18. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.



19. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works, the Forester and Fire Warden, and the Department of Health Services.
20. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water, sewage, and food storage and handling shall be provided to the satisfaction of said Department.
21. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. Within thirty (30) days of the approval of this grant, any illegal signage shall be removed from the subject property. Any new or additional signage shall be in compliance with Part 10, Title 22 of Los Angeles County Code.

In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

19. A covenant and agreement, or other similar mechanism, acceptable to the Community Development Commission, shall be recorded with the county recorder to ensure the continuing availability of housing set-aside units. The agreement shall contain remedies for violations of the covenant, including but not limited to, monetary penalties. The covenant and agreement shall be recorded with the county recorder prior to the issuance of a certificate of occupancy by the Department of Public Works. The covenant and agreement shall include:
  - a. a description of the total number of units, including the set asides;
  - b. a description of the household income groups to be accommodated by the qualified project;
  - c. the location, sizes (sq. ft.) and number of bedrooms of the housing set aside units;
  - d. a description of remedies, including monetary penalties, for breach of the agreement;
  - e. the rules and procedures for qualifying tenants, filling vacancies, and maintaining housing set-asides, and establishing affordable rents; and
  - f. provisions requiring owners to comply with monitoring procedures, as described in County Code Section 22.56.2640.
20. During construction, the permittee and its contractor shall comply with section 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise.

21. The permittee shall comply with the conditions of the County of Los Angeles Department of Public Works conditions as outlined in their memorandum dated November 6, 2006, or as otherwise modified by said Department.
22. The applicant shall comply with the conditions of the Los Angeles County Fire Department per their letter dated November 7, 2006, or as otherwise modified by said Department.
23. Prior to issuance of building permits the applicant shall pay all required library and school mitigation fees.
24. This grant allows for the operation and maintenance of a state licensed childcare facility subject to the following conditions:
  - a. The facility is permitted to have a maximum of 66 children enrolled for childcare at any given time;
  - b. A designated drop off and pick up area shall be provided for the childcare facility;
  - c. The hours of operation shall be from 7 a.m. to 5:30 p.m., Monday through Friday; and
  - d. The permittee shall comply with all staffing, rules, regulations and facility requirements established and regulated by the State of California.

2/15/2007  
MC:MBM



PROJECT R2006-02219-(2)  
ZONE CHANGE 200600005-(2)  
CONDITIONAL USE PERMIT 200600097-(2)  
ADMINISTRATIVE HOUSING PERMIT 200700001-(2)

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATE: February 21, 2007**

**SYNOPSIS**

The applicant is proposing the construction, operation and maintenance of 70 affordable, very-low income multi-family residential units in a two and three-story structure. A total of nine one-bedroom units, 31 two-bedroom units, 23 three-bedroom units and seven four-bedroom units are proposed. The facility would also consist of a two-story structure housing approximately 11,000 square feet of community services, including a childcare facility serving up to 66 children, ranging from infants to 13 year olds, and a 3,170 square foot health clinic. The childcare facility and health clinic would serve on-site residents as well as the surrounding neighborhood. The childcare facility would operate from 7:30 a.m. to 5:30 p.m., Monday through Friday. The health clinic would operate from 8:30 to 5 p.m. Monday through Thursday, and 8 a.m. to 2 p.m. on Saturdays.

The project includes a zone change from M-1(Light Manufacturing) and a small portion of R-1 (Single-Family Residence) to C-3-DP (Unlimited Commercial- Development Program) on 3.10-acres, which would allow both the commercial and residential components of the project, subject to Conditional Use Permit ("CUP") approval.

As the project is 100 percent affordable the applicant qualifies for a reduction in the required number of parking spaces by means of the Administrative Housing Permit ("AHP") incentives. The applicant is requesting a parking reduction from the 184 required spaces to 120. The AHP incentive authorizes all parking spaces to be uncovered and/or tandem spaces; a total of 29 tandem spaces are proposed and all parking will be uncovered. The project site also includes 0.48-acres of land within the City of Compton (in addition to the 3.10 gross acres in the unincorporated County area). Fifty of the proposed parking spaces, as well as the vehicular exit driveway to Washington Avenue, will be located within the City.

The subject property is located at 15711 Atlantic Avenue in the East Compton Zoned District.

Findings

1. The applicant is requesting authorization to develop and maintain 70 affordable, very-low income multi-family residential units in a two and three-story structure. The facility would also consist of a two-story structure housing approximately 11,000 square feet of community services, including a childcare facility serving up to 66 children, ranging from infants to 13 year olds, and a 3,170 square foot health clinic.
2. The subject property is located at 15711 Atlantic Avenue, within the East Compton Zoned District.
3. The subject property consists of level topography and is currently vacant.
4. The subject property is zoned M-1 with a small portion along Washington Avenue zoned R-1. The proposed zone change changes the zone for the 3.10-acre property to C-3-DP. The subject property is located within the East Rancho Dominguez (formerly known as East Compton) Redevelopment Plan and the East Compton Community Standards District.
5. Surrounding zoning consists of:  
North: M-1  
South: C-L (City of Compton: Limited Commercial)  
East: M-1  
West: R-3 (Limited Multiple Residences)
6. Surrounding land uses consist of:  
North: Vacant land and single-family residential;  
South: Auto repair and a commercial center;  
East: Service commercial and trucking operations  
West: Single-family residential
7. The Los Angeles County General Plan land use designation for the subject property and surrounding area is "Major Commercial".
8. The "Major Commercial" category accommodates a variety of commercial uses. Typical use patterns include central business districts, regional office complexes, major shopping malls and centers, major commercial recreation facilities and a range of mixed commercial retail and service activities.
9. General Plan Policy strongly supports the provision of critically needed low and moderate income housing. In support of this policy emphasis, the Plan proposes programs designed to stimulate production of such housing. The General Plan further recognizes, however, that the precise design and location of future low and moderate income housing cannot adequately be reflected by mapped land use policy. Thus, adopted programs for the development of low and moderate income



housing units may modify the urban use type and intensity standards established by generalized local land use plans.

10. The proposed low income housing apartments to be built in conjunction with a childcare facility and a health clinic are consistent with the General Plan. The proposed zone change (to C-3-DP) is also consistent with the Major Commercial Land Use designation for the subject property. Surrounding land uses consist of both residential and commercial uses and the proposed use will be compatible with the established community. The apartments would be kept as affordable for a minimum of 30 years, pursuant to the conditions of this grant. The subject property is located in a fully urbanized area with all public services and facilities readily available.
11. The County of Los Angeles General Plan Housing Element (adopted October 2001) examines specific housing needs for the County's population through extensive review of socio-economic data and assessment of existing housing stock and vacant land inventory. Currently a housing shortfall exists within the County, even after considering the available supply as estimated by the Housing Inventory.

Goal 1 of the Housing Element states the following housing need:

*A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and households with special needs, including but not limited to lower-income households, senior citizens, and the homeless.*

12. The proposed 70-unit affordable apartment complex will support the goal of the Housing Element to provide additional housing for low-income households.
13. The subject property is located within the East Compton Community Standards District ("CSD"). The CSD was established to provide means of assisting in the implementation of the Redevelopment Plan for the East Rancho Dominguez Project Area, formerly referred to as the East Compton Community Redevelopment Project, which was adopted by the Los Angeles County Board of Supervisors on June 26, 1984. The Redevelopment project area is located on a 58-acre portion of the East Compton unincorporated area of Los Angeles County, of which 35 acres are net land and the remaining 23 are public rights of way. The Redevelopment Project Area runs generally along Atlantic Avenue from Alondra Boulevard to the Compton City limit and along Compton Boulevard from Harris Avenue to Williams Avenue. The Redevelopment Plan has a 40-year duration and principally contains commercial and light manufacturing/industrial uses. The requirements of the East Compton CSD are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood.

14. The site plan depicts two 2-story and one 3-story structure, which includes multi-family residential units, a childcare facility and a health clinic. One contiguous parking area with a total of 120 parking spaces is shown. Access to the site is shown from Atlantic Avenue with vehicular egress from Washington Boulevard.
15. Parking standards for residential uses are specified in Section 22.52.1180 of the County Code; for medical offices in Section 22.52.1100 and for childcare facilities in Section 22.52.1105 of the County Code.
16. For residential uses one and one half covered parking spaces (1.5) are required for each one-bedroom dwelling unit; for units with two or more bedrooms, one and one half (1.5) covered and one-half (0.5) space uncovered is required per dwelling unit. In addition guest parking is required for all apartment houses containing 10 or more units at a ratio of one space for every four dwelling units. Medical offices shall provide one parking space for each 250 square feet of floor area used. Childcare facility parking requirements are based on the maximum number off staff members and children attending the facility. One parking space for each staff member on the largest shift and any vehicle used directly by the facility shall be provided. In addition, one space for every 20 children for whom a State license has been issued. A specific area designated for drop-off and pick-up of children is also required. The project requires a total of 184 parking spaces; 29 for the commercial uses and 155 for the residential part. A total of 120 parking spaces are provided.
17. The project has a shortage of 64 parking spaces. Pursuant to County Code Section 22.52.1840 (Incentives), a qualified project that provides an affordable housing set-aside may request incentives. The applicant has requested an "off-menu" parking reduction for the affordable housing portion of the project. A total parking reduction of 64 spaces, or 41 percent is requested. Parking under the Housing Permit incentive may also be tandem and uncovered. It should be noted that 50 of the required parking spaces will be located within the City of Compton.
18. As the proposed multi-family residence is only offered to very low-income tenants the proposed parking will be sufficient to accommodate the residents' owning automobiles as well as guests.
19. Pursuant to County Code Section 22.44.112 C (4) (a), structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of properties planned for residential uses.
20. The applicant has submitted elevations of the proposed design of the project structures and describes the style as "California Mediterranean" with emphasis on colored stucco, divided light windows (mullion pattern), and tiled roofs. Nearby properties are not uniform in appearance or architectural style.



21. The height restriction for the subject property is thirteen times the buildable area of the site. The proposed two and three-story structures do not exceed this height restriction. The maximum proposed height is 38 feet.
22. The applicant is proposing a 6-foot high wrought iron fence along the north, east and west perimeters of the property. Automatic gates will be installed for the driveways and entry to the buildings would be via intercom for guests and pass code for residents. A security guard would control access at gate and clinic lobby. No exterior security grilles over the windows are proposed at this time; a few decorative iron work bars are proposed on some of the smaller windows and are acceptable as they contribute to the general architectural style of the buildings.
23. Pursuant to County Code Section 22.52.1060, where more than 20 automobile parking spaces exist on a lot or parcel of land, areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, should be used for landscaping. At least two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses. , pursuant to the East Compton CSD (Code Section 22.44.112) the required yards along Washington Avenue (10-foot minimum) shall be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Community Development Commission and the Department of Regional Planning for review and approval.
24. The applicant has submitted a landscape plan. The plan depicts approximately 2.39 percent (3,225 square feet) of landscaping on the County portion of the parking lot; the City side has approximately 6.9 percent landscaping (1,475 square feet) of landscaping. The site plan complies with both the County stated landscaping requirements of two percent and the City minimum requirement of five percent.
25. Pursuant to the East Compton CSD, Code Section 22.44.112 E (1) (b) vehicular and pedestrian access is not allowed from Washington Avenue.
26. No pedestrian or vehicular access is proposed from Washington Avenue. The vehicular driveway exit is via Washington Avenue, but is located within the jurisdiction of the City of Compton.
27. The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation for this project under the California Environment Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the County of Los Angeles. The initial study showed traffic and geotechnical as potential impacts that will be less than significant with project mitigations.
28. On January 11, 2007, 122 hearing notices were sent to property owners within a 500-foot radius of the subject property. Legal advertisements were published in the

Los Angeles Sentinel and in *La Opinion* newspapers on January 18, 2007. Case related materials (factual, hearing notice, environmental documentation and burden of proof statements) were sent to the Compton library on January 11, 2007 and also posted on the Department of Regional Planning's web site (<http://planning.lacounty.gov>).

29. No public comments were received regarding this request prior to the public hearing.
30. The proposed project will assist in meeting the shortfall of much needed affordable housing as well as needed childcare and health care in Los Angeles County.
31. The Commission finds that the applicant meets the burdens of proof for the Zone Change and Conditional Use Permits.
32. The proposed project is consistent with the East Compton Community Standards District, Redevelopment Plan and Countywide General Plan.
33. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13<sup>th</sup> floor, Hall of Records, 320 W. Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES REGARDING THE CONDITIONAL USE PERMIT:**

- A. That the proposed use will be consistent with the adopted general plan for the area ;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.



**REGARDING THE ZONE CHANGE:**

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;
- B. A need for the proposed zone classification exists within such area or district;
- C. The particular property under consideration is a proper location for said zone classification within such area or district; and
- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a zone change and conditional use permit as set forth in Sections 22.16.110, 22.56.090 and 22.56.195 of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. After consideration of the Mitigated Negative Declaration together with all comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 200600097 is **APPROVED**, subject to the attached conditions.

**VOTE:**

**Concurring:**

**Dissenting:**

**Abstaining:**

**Absent:**

**Action Date:**

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ZONE CHANGE CASE NO. 200600005-(2)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted public hearings in the matter of Zone Change Case No. 200600005-(2) on February 21, 2007; and,

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from M-1 (Light Manufacturing) and R-1 (Single-Family Residential) to C-3-DP (Unlimited Commercial – Development Program) on 3.10 gross acres.
2. The subject property consists of approximately 3.10 gross acres, located at 15711 South Atlantic Avenue in the East Compton Zoned District. An additional 0.48-acre of the subject property is located within the City of Compton.
3. The Zone Change request was heard concurrently with Conditional Use Permit 2006000097 and Administrative Housing Permit 200700001 at the February 21, 2007 public hearing.
4. Conditional Use Permit Case No. 2006000097-(2) is a related request to authorize the construction, operation and maintenance of 70 affordable (100 percent very-low income) multi-family residential units in a two- and three-story structure with 11,210 square feet of community services, including a childcare facility serving a total of 66 children, ranging from infants to 13-year olds, and a health clinic of 3,730 square feet, with a 12-member staff.
5. Administrative Housing Permit Case No. 200700001 is a related request to authorize a reduction in the required number of parking spaces from 184 to 120. The Administrative Housing Permit also authorizes all 120 parking spaces to be uncovered and/or tandem spaces; a total of 29 tandem spaces are proposed. Of the total parking proposed, 50 parking spaces will be located within the City of Compton.
6. The 2006000097-(2) conditional use permit site plan, labeled Exhibit "A", depicts two 2-story and one 3-story structure, which includes multi-family residential units, a childcare facility and a health clinic. One contiguous parking area with a total of 120 parking spaces is shown. Access to the site is shown from Atlantic Avenue with vehicular egress from Washington Boulevard.



7. The subject property is currently zoned M-1 and R-1, and the City of Compton portion is zoned C-L (Limited Commercial). The subject property is currently vacant.
8. Modified conditions warrant a revision in the zoning of the subject property to foster implementation of planning goals listed in the Countywide General Plan. The need for housing in the area and within the region has increased. The recent revision to the Housing Element of the General Plan notes that population growth has outpaced housing production in the past decade, resulting in a shortage of housing. A high density residential development would be consistent with the character of the adjacent uses and would provide much-needed housing.
9. A need exists for the proposed Zone Change from M-1 and R-1 to C-3-DP to accommodate the increase demand for housing. The zone change is compatible with the goals and policies of the Countywide General Plan. The proposed residential project will increase the supply of housing and promote the efficient use of land through a more concentrated pattern of urban development.
10. The subject property is a proper location for the proposed C-3-DP zoning classification and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice in that the proposed development provides an improved jobs-housing balance and concentrates well-designed high-density housing in and adjacent to job centers and local transit service.
11. The proposed Zone Change from M-1 and R-1 to C-3-DP is consistent with the goals and objectives of the Countywide General Plan.
12. An Initial Study was prepared for the Proposed Residential Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study determined that a Mitigated Negative Declaration (MND) would be required. The initial study showed traffic and geotechnical as potential impacts that will be less than significant with project mitigations.
13. The Commission approves the MND prepared for the Project and presented to the Commission; certifies that it has reviewed and considered the environmental information contained in the document; certifies that the MND has been completed in compliance with CEQA, the CEQA Guidelines, and County CEQA Guidelines and reflects the independent judgment of the Commission.

**THEREFORE, BE IT RESOLVED, THAT** the Regional Planning Commission recommend to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from M-1 and R-1 to C-3-DP with development restrictions as provided by the related Conditional Use Permit Case No. 20060097-(2) and Administrative Housing Permit Case No. 200700001-(2); and
2. That the Board of Supervisors certify completion of and approve the attached Mitigated Negative Declaration; and
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan;
4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and
5. That the Board of Supervisors adopt the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on February 21, 2007.

---

Rosie Ruiz, Secretary  
Regional Planning Commission  
County of Los Angeles





City of Compton

**PLANNING AND ECONOMIC  
DEVELOPMENT DEPARTMENT**

JOSEPH LIM, AICP  
Director

Planning	(310) 605-5532
Economic Development	(310) 605-5580
Business Assistance	(310) 605-6256
Fax.	(310) 761-1488

October 30, 2006

Tim Soule, Project Manager  
Los Angeles Community Design Center  
701 East 3rd Street  
Los Angeles, CA 90013

**SUBJECT: 15729 S. ATLANTIC AVE., EAST RANCHO DOMINGUEZ**

Mr. Soule:

Subsequent to review of the proposed 70-unit three story apartment complex with an attached child care facility on the above mentioned property, we have concluded that the County of Los Angeles should be the lead permitting agency for all land use and CEQA entitlements. All proposed structures are within the County of Los Angeles' jurisdiction. The portion of the lot that is within the City of Compton will only be used for parking of residential vehicles.

The project is in substantial conformance with the City's General Plan should the project be approved under the State's density bonus regulations (SB 1818). The City will still participate in reviewing the project as a Responsible Agency and will retain all rights in issuing requisite administrative permits including but not limited to curb cuts and other offsite improvements that would be done as a part of the project, review of traffic impact analyses, initial study documents, mitigation measures, etc.

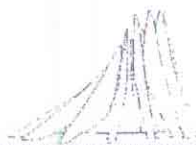
If you have any further question regarding the City's development standards and permitting for the subject property, please contact the Planning and Economic Development Department at (310) 605-5532, Monday through Thursday between 7:00 am and 6:00 pm.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Lim".

JOSEPH LIM, AICP, DIRECTOR  
PLANNING AND ECONOMIC DEVELOPMENT

Cc: James E. Hartl, AICP  
Acting Director of Planning  
Los Angeles County, Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012



COMPTON CITY HALL

205 South Willowbrook Avenue Compton, California 90220



## COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

DATE: November 7, 2006

TO: Department of Regional Planning  
Permits and Variances

PROJECT #: R2006-02219

LOCATION: 15711, 15715, 15803, & 15811 S. Atlantic Ave., 15728 & 15801 S. Washington Ave.

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 4000 gallons per minute for 4 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install 3 Public and/or Verify / Upgrade 1 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Comments: Submit an original fire flow availability form, Form 196, to our office prior to the Public Hearing.
- ☒ Location: Install a new fire hydrant on the Southwest corner of Atlantic Ave. and Linsley St.  
The existing fire hydrants to be verified and tested are as follows:  
Westside of Atlantic Ave. south of Linsley St., Westside of Washington Ave. south of Linsley St., and  
Northeast corner of Washington Ave. and Linsley Ave.
- ☒ Access: Indicate/label the following items on the site plan:  
The entrance width from Atlantic Ave. into the development and all turns within the firelanes have a 32'  
centerline turning radius. Provide a gate detail for the proposed gates.
- ☒ Special Requirements: Submit a revised site plan and the fire flow availability form to our office for review and approval.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Juan C. Padilla

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783





DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

November 21, 2006

IN REPLY PLEASE  
REFER TO FILE: LD-0

TO: Sam Dea  
Zoning Permits Section I  
Department of Regional Planning

Attention Maria Masis

FROM: Suk Chong  
CEQA Review Section  
Land Development Division

**CONDITIONAL USE PERMIT REVIEW AND COMMENTS**  
**PROJECT NO. R2006-02219-(2)**  
**CONDITIONAL USE PERMIT NO. R200600097**  
**15729 S ATLANTIC AVENUE**  
**EAST RANCHO DOMINGUEZ**

We reviewed the site plan for the subject Conditional Use Permit (CUP). The CUP application is for the construction of a 70-unit affordable housing development with a childcare facility at a site located at 15729 South Atlantic Avenue, in the vicinity of Atlantic Avenue and Alondra Boulevard. It is recommended that this CUP not be approved at this time. Prior to approval, the following must be submitted for review:

1. The CUP shall also be reviewed and approved by the City of Compton.
2. Comply with the following traffic mitigation measures:
  - a. Contribute proportionate share of the cost to the City of Compton for improvements to Long Beach Boulevard at Compton Boulevard as follows:

South approach: One left-turn lane, two through lanes, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and one shared through/right-turn lane (add exclusive right-turn lane).

Project proportionate share is 15.5 percent.

- b. Contribute proportionate share of the cost to the City of Compton for improvements to Long Beach Boulevard at Alondra Boulevard as follows:

South approach: One left-turn lane, two through lanes, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and one shared through/right-turn lane (add exclusive right-turn lane).

Project proportionate share is 18 percent.

3. The site plan shall be revised to address the following items:
  - a. Line up the driveway on Atlantic Avenue with the driveway located across the street or place it on an acceptable offset.
  - b. Provide adequate spacing on the aisle way between the driveway and the first stall.

For questions relating to above items, please contact Matthew Dubiel at (626) 300-4862.

Upon approval of the CUP, we recommend the following conditions:

1. Final site plans for any commercial/multi-unit complex, park, and/or school lot as a result of future subdivision must be submitted to Traffic and Lighting Division for review and approval of access locations (including site distance) and parking lot circulation.
2. Provide street lights on concrete poles with underground wiring along the property frontage on Atlantic Avenue, Washington Avenue, and Linsley Street to the satisfaction of Public Works. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
3. The applicant shall enter into a secured Agreement with the County of Los Angeles for the installation of the street lights in the amount of \$66,000.00. The applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street



lights. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.

Conditions of Acceptance for Street Light Transfer of Billing:

All street lights in the project, or approved project phase, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of as-built plans. Provided the above conditions are met, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights located with gated communities.

4. Dedicate right of way 30 feet from centerline on Linsley Street and Washington Avenue. An additional 5 feet of right of way is needed along the property frontage of these two streets.
5. Dedicate right of way for a 13-foot radius return at the corners of Atlantic Avenue with Linsley Street and Washington Avenue with Linsley Street.
6. Dedicate the right to restrict vehicular access on Atlantic Avenue along the property frontage to the satisfaction of Public Works.
7. Dedicate vehicular access right on Linsley Street along the property frontage to the satisfaction of Public works.
8. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement on Atlantic Avenue, Washington Avenue, and Linsley Street along the property frontage to the satisfaction of Public Works.
9. Close any unused driveways with standard curb, gutter, and sidewalk.
10. Plant street trees on Atlantic Avenue, Washington Avenue, and Linsley Street along the property frontage to the satisfaction of Public Works.

Sam Dea  
November 22, 2006  
Page 4

11. Underground all new and existing utility lines to the satisfaction of Public Works.  
Please contact Construction Division at (626) 458-3129 for the new location of any above-ground utility structure in the parkway.

If you have any questions or require additional information, please contact Suk Chong at (626) 458-7150.

SPC:ca  
P:\dpub\ceqa\CUPs\R2006-02219-(2)\_CUP 200600097\_15729 S Atlantic Ave.

Attach.



In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or the Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- The proposed residential use - for-rent affordable multi-family apartments is similar to and compatible with existing residential development along the Atlantic Ave. and Alondra Blvd. corridors. Decorative landscaping and common open space of 0.50 ac. and 16.3% of the County portion of the site - and 0.54 ac. and 15.0% of the total project site - will be maintained by LACDC as the owner/operator of the entire project.
  - There is ample open space, parking and centralized vehicle ingress/egress to and from Atlantic Ave., and egress only at Washington Ave. near the existing single-family neighborhood. Nicely designed and oriented multi-family buildings and commercial facilities featuring quality construction materials are proposed to create an extension of the existing neighborhood and act as a catalyst for future quality projects in the area.
  - Compliance with all County and State health and safety codes, UBC and good development practices will result in a successful, safe and enjoyable living environment.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 application, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- The project civil engineer has designed a drainage/grading concept that mitigates potential for off-site impacts.
  - A total of 129 parking spaces - all uncovered - is provided for the project, including 28 for the commercial facilities and 91 for the residential units. The residential parking is consistent with other affordable housing projects developed by LACDC and others, especially in situations such as this where transit lines are within close proximity. All parking areas will be well landscaped. There will be a separate entitlement request to provide for four or more on-street drop-off spaces for the child care facility.
  - The Applicant is not requesting modification of any development setbacks, and is (i) complying with Fire and Public Works Department requirements consisting of private driveway widths of 28 ft. curb to curb (ii) using the subdivisions' landscaping, massing and design to insure the compatibility with the surrounding residential development, while requesting a CUP-DP for residential use as required within the proposed C-3 zone and an exception to the allowable density (22.58 units/ac. proposed vs. 22 units/ac. allowed) under the proposed General Plan category of Category 3 - Medium-density Residential
  - The Applicant believes that all development standards prescribed in this Title 22 application - Planning and Zoning requirements are either met, or exceptions are requested under the State density bonus law, thus creating a residential project with a human-scale that will be a positive living environment and have a positive impact upon the surrounding residential neighborhood and commercial environs.
- C. That the proposed use is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required.
- The Applicant will comply with final mitigation required by County Traffic and Lighting based on the review of the traffic analysis prepared by Linscott, Law & Greenspan Engineers with traffic counts taken in December 2005. The Atlantic Ave. right-of-way is fully dedicated and will be improved to adequately serve the project and surrounding community. Existing streets on the north and west sides of the project - Linsley Street and Washington Ave. - are primarily residential in nature, and are proposed to retain current right-of-way standards and not require widening.
  - Will-serve letters - copies of which are enclosed in this application are provided for four areas - water, gas, sewer, electric. Cable and telephone have been requested but have not yet been received.



In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission, the following facts. Answers must be made complete and full:

**A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:**

No residential use is permitted by right in the M-1 zone in the E. Compton CSD. The zone change to C-3 DP is needed for three principal reasons: (i) to implement County General Plan housing goals to accommodate higher density multi-family residential in urbanizing areas, (ii) to foster infill housing, and (iii) to provide flexibility to design and develop the 2.26 ac. (net) / 3.10 ac. (gross) County portion of the site (with the total site, including land within City of Compton jurisdiction, being 2.64 ac. net/3.58 ac. gross), with affordable multi-family rental housing.

The zone change is necessary to meet local and regional goals for additional housing and increase supply of quality, affordable for-rent multi-family housing that cannot be developed in the M-1 zone.

Construction of affordable multi-family for-rent housing will strengthen the community by enabling local residents who no longer require a single-family residence to stay in the area, and by expanding opportunities for those who would like to move to the area.

Only the C-3 DP zoning can accommodate the proposed density of 22.58 units/ac. (for County-only portion) and 19.55 units/ac. for the total project site as well as the childcare and health clinic uses (by right).

The applicant is not requesting any modifications to the C-3 setback standards from roadways using the DP portion of the zone change to develop the parcel – and is still providing reasonable common and landscaped open space.

**B. A need for the proposed zone classification exists within such area or district because:**

There is a significant lack of property already zoned C-3 to facilitate timely development of infill for-rent affordable multi-family housing and related childcare and health clinic facilities (by right).

The Countywide General Plan recognizes the limited supply of prime land available for multi-family housing and amending the zoning is needed to: (i) accommodate the increased demand for affordable housing, (ii) to balance the area's economic needs for housing near job sources, and promote land uses contributing to economic diversity, and (iii) provide design flexibility to collocate multi-family residential and community services in close proximity to single family residential.

The C-3 DP zone (along with Category 3 General Plan) is the only known zoning classification that can accommodate affordable multi-family rental housing at a density of 22.58 units/ac., local-serving community services, and with a height of 42.5 ft.

**C. The particular property under consideration is a proper location for said zone classification within such area of district because:**

The site has access to all necessary services and facilities and is of sufficient size and shape to accommodate residential development and community services at the proposed height and density.

The proposed C-3 DP zoning classification is consistent with the Countywide General Plan Category 3 and the proposed project can be conditioned to be compatible with surrounding land uses and General Plan policies using the DP portion of the zone change and other CUP. The applicant is encouraged in the County to request multiple development standard exceptions for affordable projects under the State Density Bonus Law. Exceptions include required parking, covered parking and increased density of 22.58 units/ac. beyond the GP Category 3 density of 22 units/ac.

Compatibility with surrounding land uses – existing single-family residential to the west across Washington Ave., auto repair and commercial center to the south, vacant property and single-family residential to the north, and service commercial and trucking operations to the east – will be further ensured through the conditions of approval of the various discretionary entitlements.

**D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practices because:**

This high-quality multi-family project with associated community services, features adequate walls and landscape buffer, provides a significant visual enhancement of the area, encourages other positive infill development and will create a secure and active environment that has been lacking on this site for many years.

There are no growth-inducing impacts associated with the proposed land use and the effect of a development of this site on the community will be positive.

Infill development for affordable multi-family housing on a site that is in a low-income area, with excellent access to transit services, is promoted by the Countywide General Plan.





## ABOUT

### Celebrating Our 40th Anniversary

It was 1965. In an attempt to address and respond to the desperate poverty that produced the Watts riots, St. John's Well Child Center was established.

Members of St. John's Episcopal Church, the Los Angeles Pediatric Society and a group of local dedicated health professionals created Pediatricians on the Go (POGO), which soon after, gave birth to St. John's Well Child Center. It was a non-traditional alliance that came together to create something new and distinctive. It was a unique kind of anti-poverty program that sought to break out of the failed attempts to eradicate poverty which had come before it. It was and continues to be a successful experiment in creating self-reliance, independence and respect in a community terribly ignored and underserved.

### Our Mission

Now forty years later with many successes and accomplishments, we continue and enlarge the effort to eradicate poverty and its debilitating effects on our people, our nation and our world. St. John's Well Child and Family Center continues to grow to improve and enhance the provision of a broad range of innovative health care and creative development programs for the tens of thousands of individuals who are currently touched by our efforts and the thousands more who will be in the near future.

St. John's provides more than 60,000 medical, dental and mental health visits each year to the

## Our Community

In the neighborhoods served by St. John's Child and Family Center clinics:

- Of the patients who attend our clinics more than 97% live below the poverty level.
- 79% of the children who live in the areas served live in poverty.
- Almost half of all residents, 48%, have no health insurance.

In addition:

- In the whole county of Los Angeles, this neighborhood ranks first in the number of deaths,
- First in the number of teen births, has the highest percentage of low birth weight and the largest number of children without health insurance
- According to the Los Angeles County Department of Public Health, this area has the highest recorded cases of lead poisoning in children. Lead causes brain damage.
- This neighborhood has the highest asthma rate in the county among children and more than the adult population has diabetes.
- Over 40% of all the families in our neighborhood are food insecure.
- 95% of children in local elementary schools are eligible for free or reduced price school lunches because of low family income.
- 80% of local housing is substandard.

It is in these conditions that SJWCFC has developed a network of programs and collaborations to address the tremendous needs of the communities it serves.



economically disadvantaged, under and uninsured residents of south and east Los Angeles.

### Our Vision

The vision of St. John's Well Child and Family Center is to deliver high-quality primary and preventive medical, dental and mental health services that go beyond the borders of tradition to uninsured, underserved and economically disadvantaged persons in Los Angeles.

We are devoted to instilling the value of well-being to our communities, resulting in self-advocacy, self-esteem and self sustenance, through innovative and developmental programs and collaborative endeavors.







## "Caring for Kids Since 1972"

[Home](#) [About Us](#) [Programs](#) [News](#) [Locations](#) [Jobs](#)

### History

#### **SERVING CHILDREN SINCE 1972: THE HISTORY OF THE CHILDREN'S COLLECTIVE, INC.**

#### **Our Funders**

The Children's Collective, Inc. was the brainchild of Director Dr. Jackie Kimbrough, while she was still a graduate student in Psychology at UCLA. In 1972 Kimbrough won her first planning grant of \$25, 000 from the Administration for Children, Youth and Families, which enabled her to hire 7 people and begin operation.

The small staff which comprised The Children's Collective, Inc. in 1972 moved into an office at the Mafundi Institute, a building on 103rd street in Watts designed specifically as a focal point for community expression. It was out of that office that they began to conduct research on cooperative behavior in children. Dr. Kimbrough and her staff believed that cooperation was essential to the betterment of society, and that instructing children in cooperative behavior would contribute to the future success of both the children and the community.

The Children's Collective, Inc. began by conducting 3 years of research on cooperative behavior in preschoolers, which was done through interventions in family day care homes. In these interventions, TCCI staff trained child care workers on cooperative learning techniques for use with their children. TCCI staff then observed and tested children who had and who had not been exposed to cooperative learning. As expected, children who had exposure to cooperative learning were found to be higher on measures of self-esteem, cooperative behavior, and lower on aggression than the control group kids.

In 1974 TCCI received funding to begin its first general child care program, which opened in Ujima Village. This was the first of many "satellite sites" which TCCI has operated ever since. Later in the decade sites opened at Greater Bethany Community Church, Willowbrook, and Florence.

Curriculum for The Children's Collective, Inc.'s Child Development programs came directly from the cooperative learning training material developed for the family day care home interventions. The philosophy underlying the curriculum, and for The Children's Collective, Inc. as a whole, was the understanding that a child's future success depends largely on a good self image, a sense of self in relation to the larger community, and the ability to interact productively with adults and other children. Activities that promoted a sense of identity and those that promoted cooperation, which were once a part of the research models, are still timely and are still in use today.

The Children's Collective, Inc. continued to research even after the first

study was completed and the first child care sites were established. A second 4 year follow-up study was conducted. At the conclusion of the second research study, TCCI found that teachers rated TCCI kids higher on measures of socialization and lower on behavior problems than other children, and they were rated academically equal.

Over the last 10 years The Children's Collective, Inc. has expanded its programs to offer a wide range of services to support the family of each child. Through the Family Development Network, The Children's Collective, Inc. provides case managed referrals, youth advocacy, counseling, and employment assistance. The Coalition for Adolescent Pregnancy Prevention is The Children's Collective Inc.'s effort to prevent teen pregnancy. The First Five Program provides assistance for special needs children, an supplies child care training for our staff and for parents. Workforce Investment Act programs offer training for parents as well as drop-in childcare for their children.

Everything The Children's Collective, Inc. does today has its roots in the research Dr. Kimbrough and the TCCI staff began in the early 1970s. The Family Day Care Home Training Program employed now by the First Five Program was based on the intervention model developed back in 1972. Family advocates who comprise the Family Development Network and support our Child Development programs were originally employed to share with the parents of children in family day care homes and TCCI strategies they could use with thier children at home. The teacher training, program philosophy, and many of the activities that made up the original curriculum of our child development programs are still successfully utilized today, as The Children's Collective, Inc. cares for 4,000 unduplicated adults and children in South Los Angeles.



**STAFF USE ONLY**PROJECT NUMBER: R2006-02219

CASES:	RENV	T200600091
	RCUP	T200600097
	RPA	T200600003
	RZC	T200600005



## \*\*\*\*\* INITIAL STUDY \*\*\*\*\*

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**GENERAL INFORMATION

I.A. Map Date:	<u>May 1, 2006</u>	Staff Member:	<u>Rudy Silvas</u>
Thomas Guide:	<u>735 D5</u>	USGS Quad:	<u>South Gate, California</u>
Location: <u>15729 S. Atlantic Ave., East Rancho Dominguez</u>			

Description of Project:

*This project is for the proposed construction of a 70 - unit three story apartment complex with an attached child care facility. The applicant is the Los Angeles Community Design Center (LACDC), and the proposed apartment units are to be developed as affordable rental housing of one to four bedroom units. A density bonus, under the new County Ordinance regulations which permit a higher density for affordable housing, has been requested by the applicant. A general plan amendment to change the existing land use category from Major Commercial to Category 3 Medium Density Residential (12-22 units/acre) is proposed. A zone change from M-1 (Light Manufacturing) to C-3-DP (Unlimited Commercial-Development Program) is also proposed, along with a conditional use permit for the development program. The proposed number of units requested exceed the Category 3 density threshold. The applicant requests a reduction in parking requirements under the density bonus regulations. A total of 15 parking spaces each are required for the health and child care facilities, and 151 spaces are required for the apartment complex. Twenty-eight (28) parking spaces will be provided for the health and child care facility, and 91 spaces are proposed for the apartment complex for a total of 119 parking spaces in lieu of the required 181 spaces. A section of the proposed parking lot is located in the City of Compton. In the event that the City of Compton does not permit tandem parking spaces, the total number of parking spaces will be reduced by seven spaces to 112 parking spaces. With the exception of the southern end of the proposed parking lot, the project is located within the East Compton Community Standards District (CSD) of unincorporated Los Angeles County.*

Gross Acres: 3.58 acresEnvironmental Setting:

*This project site is located between the north/south thoroughfares of S. Atlantic Ave. and S. Washington Ave., north of E. Alondra Blvd. and along the south side of E. Linsley Street. The current site is vacant, but it has been utilized in the past for motel and apartment use, and for industrial salvage yard and compressor shop use. The subject site is fairly level, with the exception of a minor slope towards the south and southwest. Small rodent and avian species that are typically found in disturbed urban areas are present on the site.*

Zoning: Light Industrial (M-1)General Plan: Major Commercial (C)Community/Area wide Plan: N/A

## Major projects in area:

### PROJECT NUMBER

CUP 86-546

89-428, TR 48326

03-054, TR 54299

### DESCRIPTION & STATUS

Proposal for a 22 unit townhouse development located in the C-2 (Neighborhood Business) zone on the northwest corner of Alondra Blvd. and White Ave. Project denied by Regional Planning Commission in 1987; Board of Supervisors denied appeal in 1988. Negative declaration issued for environmental.

Approved for 10 lease only units on one lot in 1990 located at 15506 Butler Ave., between Compton and Alondra Boulevards; expired in 1993. Re-activated in 1994 for 8 single family lease units on one lot, approved in 1996; expired in 1999. Negative declaration issued for environmental.

Case Pending. Proposal for 7 duplexes for a total of 14 units on one lot at 15506 Butler Ave., between Compton and Alondra Boulevards. Initial study is incomplete, tract map still on hold with Subdivision Committee as of 2006.

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

### REVIEWING AGENCIES

#### Responsible Agencies

- ☐ None  
☒ Regional Water Quality Control Board  
☒ Los Angeles Region  
☐ Lahontan Region  
☐ Coastal Commission  
☐ Army Corps of Engineers  
☒ Caltrans

#### Trustee Agencies

☐ None

☐ US Fish & Wildlife Service

☐ State Fish and Game

☐ State Parks

#### Special Reviewing Agencies

- ☐ None  
☐ Santa Monica Mountains Conservancy  
☐ Resource Conservation District of Santa Monica Mountains Area  
☐ National Forest  
☒ East Rancho Dominguez Block Watch  
☐ City of Los Angeles  
☐ City of Southgate  
☐ City of Long Beach  
☐ City of Lynwood  
☒ City of Compton

☐ Native American Tribal Representative

☒ CHP

☒ LAUSD

#### Regional Significance

- ☐ None  
☐ SCAG Criteria  
☐ (SCAQMD) Air Quality  
☐ Water Resources  
☐ Metropolitan Transportation Authority (MTA)

#### County Reviewing Agencies

- ☒ Subdivision Committee  
☒ Sheriff Department  
☒ DPW: Land Development, Geotechnical & Materials Engineering, Watershed Management, Waterworks and Sewer Maintenance, Traffic & Lighting, Drainage & Grading  
☒ Fire Department

☒ Health Department

☒ County Library



IMPACT ANALYSIS MATRIX			ANALYSIS SUMMARY (See individual pages for details)			
					Less than Significant Impact/No Impact	
					Less than Significant Impact with Project Mitigation	
					Potentially Significant Impact	
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Liquefaction
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cumulative traffic

#### DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS\* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

##### Development Policy Map

- Designation: Urban Expansion (4)
- ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☒ Yes ☐ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached) Date of printout: \_\_\_\_\_

\*EIRs and/or staff reports shall utilize the most current DMS information available.

## Environmental Finding:

**FINAL DETERMINATION:** On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☐ **NEGATIVE DECLARATION**, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☒ **MITIGATED NEGATIVE DECLARATION**, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ **ENVIRONMENTAL IMPACT REPORT\***, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rudy Silvas  Date: 01/09/07

Approved by: Daryl Koutnik  Date: 01/09/07

- ☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed--see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.



## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Project is located apx. 4 mi. east of Avalon Compton Fault (Active), and located apx. 2 mi. north to northeast of a historical epicenter of a 4.0 &gt; greater quake, but less than 5.0 &lt; quake. Source: Los Angeles County Safety Element Map (Plate 1 – Fault Rupture Hazards and Historical Seismicity; 1980).</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Subject to liquefaction (source: State of California Seismic Hazard Zones Map, South Gate Quadrangle; 1999); thirty (30) feet depth to ground water determined (source: Los Angeles County Safety Element Map, Plate 3 – Shallow and Perched Ground Water; 1980).</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? <i>Child and Health Care facility in conjunction with affordable housing has location proposed over liquefaction susceptible site.</i>
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property? <i>Soils report must be reviewed.</i>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design

☒ Approval of Geotechnical Report by DPW

*The applicant must comply with all requirements set forth by the Department of Public Works for construction engineering.*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, geotechnical factors?

☒ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No Impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

- |    |                                     | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?   |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?<br><i>Project site is located within the Hansen Dam Flood Boundary (Source: Los Angeles County Safety Element Map: Plate 6 – Flood and Inundation Hazards; 1980).</i> |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?  |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off?   |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?   |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)?<br><i>The site is located downstream from Hansen Dam.</i>   |

### STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 – Section 308A      ☒ Ordinance No. 12,114 (Floodways)

☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by flood (hydrological) factors?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact



### HAZARDS - 3. Fire

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <i>Project is located in Fire Zone 4.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>Natural gas transmission line along Atlantic Blvd. (Source: Los Angeles County Safety Element Map: Plate 7 - Wild and Urban Fire Hazards; 1980).</i>

#### STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

#### ☐ MITIGATION MEASURES

#### ☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Compatible Use

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

## HAZARDS - 4. Noise

### SETTING/IMPACTS

- |    | No                                  | Maybe                    |   |
|----|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?<br><i>The project is located a 1/2 mile west of Interstate 710.</i>   |
| b. | <input type="checkbox"/>            | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?<br><i>Child and health care facility are proposed with affordable units.</i> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?                         |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?  |
| e. | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |

### STANDARD CODE REQUIREMENTS

- ☒ Noise Ordinance No. 11,778      ☐ Building Ordinance No. 2225--Chapter 35

#### ☐ MITIGATION MEASURES

#### ☒ OTHER CONSIDERATIONS

- ☐ Lot Size    ☐ Project Design    ☒ Compatible Use

*Design measures should include noise reduction features to buffer residents from any noise produced along Atlantic Blvd. and the nearby Long Beach Freeway (Interstate 710).*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?

- ☒ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>NPDES permit required</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>NPDES permit required.</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

- |   |  |
|---|--|
| <input type="checkbox"/> Industrial Waste Permit                      | <input checked="" type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input checked="" type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW)              |

### MITIGATION MEASURES

- ☐ Lot Size   
 ☐ Project Design   
 ☐ Compatible Use

### OTHER CONSIDERATIONS

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, water quality problems?

- ☒ Potentially significant   
 ☐ Less than significant with project mitigation   
 ☒ Less than significant/No impact

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? <i>Proposed child and health care center with affordable housing, located 1/2 mi. west of Interstate 710.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>Project is located across Atlantic Blvd. from a semi truck parking facility.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

### ☐ MITIGATION MEASURES

☐ Project Design      ☐ Air Quality Report

### ☒ OTHER CONSIDERATIONS

*As indicated above, air quality impacts were already analyzed as part of the certified VCC EIR. The project does not result in the creation of any new impacts that were not already analyzed in that EIR.*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, air quality?

☒ Potentially significant

☐ Less than significant with project mitigation      ☒ Less than significant/No impact



### RESOURCES - 3. Biota

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>Castaic Creek as wildlife corridor is located on the project site.</i>

#### ☐ MITIGATION MEASURES

☐ Lot Size      ☐ Project Design

#### ☐ OTHER CONSIDERATIONS

☐ ERB/SEATAC Review      ☐ Oak Tree Permit

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, biotic resources?

☒ Potentially significant

☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## RESOURCES - 4. Archaeological/Historical/Paleontological

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
<i>Castaic Creek is located on the project site.</i>				
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Phase 1 Archaeology Report

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact



## RESOURCES - 5. Mineral Resources

### SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                 |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |
|    |                                     |                                     |                          |   |
|    |                                     |                                     |                          |   |

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on mineral resources?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 6. Agriculture Resources

### SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?  |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?   |

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact



## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>Structure will be up to 45' in height, high density residential, in an area with existing industrial, commercial, and low to medium density residential development.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Visual Report

☐ Compatible Use

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

## SERVICES - 1. Traffic/Access

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (mid-block or intersections)?  <i>Traffic study must be completed.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in any hazardous traffic conditions?  <i>Traffic study required.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?  <i>Traffic study required.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?  <i>Traffic study must be completed.</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?  <i>Traffic study must be completed.</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?  <i>Traffic study must be completed.</i>
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Project Design    ☒ Traffic Report

☒ Consultation with Traffic & Lighting Division

*Comply with all requirements of Traffic and Lighting Division at Public Works.*

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

☒ Potentially significant

☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## SERVICES - 2. Sewage Disposal

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant? <u>Sewer area study required</u>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site? <u>Sewer area study required</u>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? _____ _____

### STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☒ Plumbing Code – Ordinance No. 2269

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

Comply with all requirements of the Waterworks and Sewer Maintenance Division of Public Works  
\_\_\_\_\_  
\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to sewage disposal facilities?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

### SERVICES - 3. Education

#### SETTING/IMPACTS

	<input checked="" type="checkbox"/> Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Site Dedication    ☐ Government Code Section 65995    ☒ Library Facilities Mitigation Fee

*Consult with Los Angeles County Library and Los Angeles Unified School District*

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☒ Potentially significant

☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## SERVICES - 4. Fire/Sheriff Services

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>Nearest County Fire Station is located at the Compton Blvd. &amp; Garfield Ave. intersection in the City of Paramount, approximately 3 miles east of site, and nearest County Sheriff Station is located 3 miles west at 301 S. Willowbrook Ave. in the City of Compton.</i></p>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Are there any special fire or law enforcement problems associated with the project or the general area?</p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/> <hr/> <hr/> <hr/>

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☒ Fire Mitigation Fee

Comply with Fire Department and Sheriff Department requirements.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to fire/sheriff services?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

## SERVICES - 5. Utilities/Other Services

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269      ☐ Water Code – Ordinance No. 7834

### ☐ MITIGATION MEASURES

☐ Lot Size      ☐ Project Design

### ☐ OTHER CONSIDERATIONS

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to utilities services?

☒ Potentially significant

☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## OTHER FACTORS - 1. General

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
				<i>Zone change and plan amendment proposed to accommodate high density housing.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

### ☐ MITIGATION MEASURES

### ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

## OTHER FACTORS - 2. Environmental Safety

### SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                               |  |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Are any hazardous materials used, transported, produced, handled, or stored on-site?   |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Are any pressurized tanks to be used or any hazardous wastes stored on-site?   |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?   |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?<br><i>Site once used for a salvage yard</i> |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?   |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  |
| g. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?                |
| h. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?                                  |
| i. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   |
| j. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Other factors?   |

☐ MITIGATION MEASURES

☐ Toxic Clean-up Plan

☒ OTHER CONSIDERATIONS

*Soils report must be cleared by Geology and Soils Division at Public Works.*

### CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact



## OTHER FACTORS - 3. Land Use

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>Plan amendment is proposed to accommodate project</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>Zone change is proposed to accommodate project</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>		Other?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>		Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

## OTHER FACTORS - 4. Population/Housing/Employment/Recreation

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational factors**?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact



## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Traffic</i> Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant

☒ Less than significant with project mitigation ☐ Less than significant/No impact



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl AICP  
Director of Planning

December 18, 2006

**PROJECT MITIGATION MEASURES  
DUE TO ENVIRONMENTAL EVALUATION**

**Project: R2006-02219/RCUP T200600097**

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of permit approval, in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

1. Traffic impacts shall be mitigated at the southern approaches to the Long Beach Boulevard and Compton Boulevard intersection, and the Long Beach Boulevard and Alondra Boulevard intersection by adding an extra through lane and exclusive right-turn lane. Therefore, the southern approaches to both intersections shall consist of one left turn lane, two through lanes, and one exclusive right-turn lane, instead of one left-turn lane, one through lane, and one shared through/right turn lane, increasing through traffic flow and turning movements. Intersection improvements are required by the City of Compton, and the Los Angeles Community Design Center, which is the developer, shall pay \$15,000 to the City of Compton for implementation of traffic mitigation measures.
2. To mitigate the project's impact on the circulation of nearby roadways and intersections during the construction period, construction-related traffic shall be limited on adjacent streets during the weekday peak hours.
3. Prior to the issuance of a grading or building permit, whichever is to occur first, the applicant shall submit a detailed liquefaction analysis, if so required, to the Department of Public Works if it is determined that a liquefaction analysis is necessary based on applicable rules, regulations and policies, and which will also conform to the requirements of the State of California Division of Mines and Geology Special Publication 117.



4. A grading plan and geotechnical report shall also be reviewed by Public Works prior to the issuance of a grading permit.
5. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as changed/conditioned.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

- [ ] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date

MITIGATION MONITORING PROGRAM  
PROJECT NO. R2006-02219, RCUP T200600097

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>Traffic</b></p> <p>Traffic impacts shall be mitigated at the southern approaches to the Long Beach Boulevard and Compton Boulevard intersection, and the Long Beach Boulevard and Alondra Boulevard intersection by adding an extra through lane and exclusive right-turn lane. Therefore, the southern approaches to both intersections shall consist of one left turn lane, two through lanes, and one exclusive right-turn lane, instead of one left-turn lane, one through lane, and one shared through/right turn lane, increasing through traffic flow and turning movements. Intersection improvements are required by the City of Compton, and the Los Angeles Community Design Center, which is the developer, shall pay \$15,000 to the City of Compton for implementation of traffic mitigation measures.</p> <p>To mitigate the project's impact on the circulation of nearby roadways and intersections during the construction period, construction-related traffic shall be limited on adjacent streets during the weekday peak hours.</p>	<p>Payment for implementation of traffic mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>City of Compton and Los Angeles County Department of Public Works</p>
<p><b>Geotechnical</b></p> <p>Prior to the issuance of a grading or building permit, whichever is to occur first, the applicant shall submit a detailed</p>	<p>Review of liquefaction analysis and grading plan by Public Works.</p>	<p>Prior to issuance of any grading permits.</p>	<p>Applicant</p>	<p>Los Angeles County Department of Public Works</p>



MITIGATION MONITORING PROGRAM  
PROJECT NO. R2006-02219, RCUP T200600097

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
liquefaction analysis, conforming to the requirements of the State of California Division of Mines and Geology Special Publication 117, to the Department of Public Works for their review and approval.				
A grading plan and geotechnical report shall also be reviewed by Public Works prior to the issuance of a grading permit.				
<b>Mitigation Compliance</b> As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Annually	Applicant	Los Angeles County Dept. of Regional Planning



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

**PROJECT No. R2006-02219(2)**  
**CONDITIONAL USE PERMIT, ZONE**  
**CHANGE, ADMINISTRATIVE**  
**HOUSING PERMIT REVISED**

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 9	
PUBLIC HEARING DATE February 21, 2007	

<b>APPLICANT</b> Los Angeles Community Design Center	<b>OWNERS</b> Los Angeles Community Design Center	<b>REPRESENTATIVE</b> Moss & Associates
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**REQUEST**

**Conditional Use Permit:** To authorize the construction, operation and maintenance of 70 affordable (100 percent very-low income) multi-family residential units in a two- and three-story structure with 11,210 square feet of community services, including a childcare facility serving a total of 66 children, ranging from infants to 13-year olds, and a health clinic of 3,730 square feet, with a 12-member staff.

**Zone Change:** To authorize the change of zone from M-1 (Light Manufacturing) and R-1 (Single-Family Residential) to C-3-DP (Unlimited Commercial – Development Program) on 3.10 gross-acres.

**Administrative Housing Permit:** To authorize a reduction in the required number of parking spaces from 184 to 120. The Housing Permit also authorizes all 120 parking spaces to be uncovered and/or tandem spaces; a total of 29 tandem spaces are proposed. Of the total parking proposed, 50 parking spaces will be located within the City of Compton.

<b>LOCATION/ADDRESS</b> 15711 South Atlantic Avenue; a portion of the parking spaces for this project will extend into the City of Compton.	<b>ZONED DISTRICT</b> East Compton
<b>ACCESS</b> From Washington Avenue and from Atlantic Avenue.	<b>COMMUNITY</b> East Compton; City of Compton
	<b>EXISTING ZONING</b> M-1 (Light Manufacturing Zone) and R-1 (Single-Family Residence Zone). City of Compton portion: C-L (Limited Commercial)
<b>SIZE</b> 3.58 gross-acres: [3.10 gross-acres (uninc.); 0.48 gross-acres (City of Compton)]	<b>EXISTING LAND USE</b> Vacant
	<b>SHAPE</b> Rectangular
	<b>TOPOGRAPHY</b> Flat

**SURROUNDING LAND USES & ZONING**

<b>North:</b> Vacant land and single-family residential/M-1	<b>East:</b> Service commercial and trucking operations/M-1
<b>South:</b> Auto repair and commercial center/C-L (City of Compton)	<b>West:</b> Existing single family residential/R-3

<b>GENERAL PLAN</b>	<b>DESIGNATION</b>	<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>
Countywide	C	--	See Staff Analysis

<b>ENVIRONMENTAL STATUS</b> Mitigated Negative Declaration
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<b>DESCRIPTION OF SITE PLAN</b> The site plan depicts a gated two- and three- story structure, which includes multifamily residential units, a childcare facility and a health clinic. One contiguous parking area with a total of 119 parking spaces is shown. Access to the site is shown from Washington Avenue and from Atlantic Avenue.
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<b>KEY ISSUES</b> <ul style="list-style-type: none"><li>Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements.</li><li>Satisfaction of Section 22.16.110 of the Los Angeles County Code Title 22, Zone Change Burden of Proof requirements.</li><li>Satisfaction of Section 22.56.2730 (A) of the Los Angeles County Code Title 22, Housing Permit requirements for incentives.</li></ul>
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**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b> Maria B. Masis		
<b>RPC HEARING</b> February 21, 2007	<b>RPC ACTION DATE</b> February 21, 2007	<b>RPC RECOMMENDATION</b> Approval
<b>MEMBERS VOTING AYE</b> Valadez, Bellamy, Helsley, Modugno	<b>MEMBERS VOTING NO</b> None	<b>MEMBERS ABSTAINING</b> Rew (absent)
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b> Approval		
<b>SPEAKERS*</b> (O) None (F) 2	<b>PETITIONS</b> (O) None (F) None	<b>LETTERS</b> (O) None (F) None